



## Appendix 1: Environmental Baseline Report

### 1. Introduction

1.1 This Environmental Baseline Report is to be read in tandem with the main Environmental Report.

1.2 As the Environmental Report takes a strategic and comprehensive approach, the environmental baseline for each environmental topic area is considered within a specific chapter of this separate Environmental Baseline Report. Each chapter of this report will be structured with the following sub-sections with related maps at the end of the report:

- a) Existing environmental issues (both strategic and other related issues);
- b) Existing environmental characteristics;
- c) Likely future changes without the implementation of the Local Plan; and
- d) Current environmental protection objectives and how these have been taken into account.

## **2. Biodiversity, Flora and Fauna**

### **2.1 Existing Environmental Issues**

#### **Strategic Environmental Issues:**

- Pressures from development, agricultural practices and other land uses, resulting in habitat disturbance, degradation or loss and / or species disturbance or loss.
- General decline in species population distribution and numbers for a number of national, regional and / or locally important species.
- Spread of invasive, non-native species, particularly along water courses and riparian corridors.
- Loss of or damage to sites / areas of high ecological importance. Non-statutory sites are particularly vulnerable and can be lost or damaged by operations that are out with planning control.
- Fragmentation and isolation of habitats (making both the habitat areas and their dependant species populations vulnerable).
- Protection and enhancement of ecosystems.

#### **Other Environmental Issues:**

##### **Habitats**

- Although there is a wide ranging integrated habitat network (IHN) across the council area, there are some key locations where relatively small improvements could make a significant impact on the overall quality of the IHN. This is particularly apparent in the north / south connections across the Bathgate Hills between Linlithgow and Livingston (and the substantial green network within the town) and the Bathgate area.

- The restoration of quarries and open coal sites can offer huge potential for biodiversity habitats. However, management and phasing of the restoration is not always optimal and there is pressure from landowners and developers to infill sites with inert waste material, even after sites have effectively been left over some considerable time to naturally regenerate.
- There is a need to ensure sustainable mitigation and development design that is agreed as part of the planning application process to reduce adverse effects on biodiversity is monitored and enforced.
- Brownfield sites and stalled development sites, often have considerable biodiversity value however, little survey work has been undertaken to fully understand the scale of contribution that these sites make to the green network and this issue is emerging as a priority in the Central Scotland Green Network.
- A reduction in the area and / or quality of semi-natural habitats or habitats important to nationally, regionally or locally important species populations.
- Inappropriate or inadequate management of important habitat resulting in habitat degradation and possible negative impacts on the species dependant on that habitat.
- Loss of ecosystem integrity, resulting in a loss of ecosystem services (e.g. flood alleviation) and / or increased vulnerability of species and semi-natural habitats.
- The rate of planting of new woodland planting has declined. There are a number of factors which have collectively contributed to the reduced level of grant driven woodland expansion. This includes planting not being considered to be as competitive in comparison with other agricultural activities and concern about uncertainty over different new woodland grant schemes. The Scottish government and Central Scotland Forest Trust undertook further research with landowners and agents regarding the apparent loss of momentum regarding woodland expansion in the Central Scotland Forest.
- There has been no overall decline in woodland recently. In fact the area of broad-leaved plantation woodland has significantly increased in the period between 1994 and 2008, partly due to a range of planting programmes. However, limited or inappropriate management may result in degrading quality.

## **Species**

- Potential overall loss of biodiversity within the Plan area through local extinctions.
- Potential reduction in species population, health and viability due to loss or fragmentation of habitat.

## **Designated Sites**

- The process of reviewing designated Wildlife Sites to produce a suite for new Local Biodiversity Sites (LBS) has been undertaken against a backdrop of reduced staff resources and available budgets for environmental issues. Consequently, there is a continuing need to review this process to ensure that current designations are adequate and that all environmentally important sites in West Lothian which require protection have been designated.

## **Urban Open Space**

- Urban Open Space with biodiversity and nature conservation value is currently adequately protected through the existing planning policy framework in the West Lothian Local Plan.

The key findings of the 2005 Audit undertaken for the Open Space Strategy (2005-15) for West Lothian are:

- West Lothian has a good hierarchy of Open Space (with limited gaps) that is broadly capable of meeting community needs in terms of the quantity and accessibility of open space.
- Quality is a key issue in delivering functional, safe, attractive Open Space that is 'fit for purpose' and positively contributes to communities. Improvement to quality is a key issue for much of the Open Space asset.
- Securing 'best value' needs to include Detailed Site & Community Need Assessments, addressing quantity, quality and accessibility within a framework of local approved standards.

## 2.2 Existing Environmental Characteristics

### Ecosystems

- No comprehensive baseline exists of the number, extent or the relative quality of ecosystems within the West Lothian area. Environmental characteristics of the different environmental components which form part of those ecosystems are, however, contained throughout this Environmental Baseline Report and the cumulative and synergistic effects of the implementation of the preferred options and their reasonable alternatives on all elements of the environment are considered within the Environmental Report.
- The Local Biodiversity Action Plan (2005-09) is increasingly out of date and needs updated.

### Habitats

- West Lothian has a rich diversity of habitats considering the relatively small land area in a highly urban part of east central Scotland. Habitats include: woodlands; farmland; grassland and meadows rivers and streams, ponds, lochs reservoirs, canals and other wetlands; large areas of nationally rare lowland raised bogs, heaths and moorland areas in the Pentland Hills; rocky outcrops, quarries, coal bings and shale bings (unique to West Lothian); brownfield sites and urban green space.
- The most extensive habitats within West Lothian are improved grasslands, arable and horticultural land, built up areas and gardens. This reflects the area's intensive human occupation and high density settlement pattern in a post-industrial, east central Scotland.
- In West Lothian, there are an exceptional diverse range of peatlands. It is estimated that there are over 40 peatland sites of natural heritage value, but it is not just the extent, quality and distribution of these that makes them important, but also their diversity.
- Five have been notified as Sites of Special Scientific Interest. Amongst these, Blawhorn Moss is a National Nature Reserve.

- Habitats that have a disproportionately high representation within the area are: grasslands (neutral grasslands, lowland dry acidic grassland), lowland raised and intermediate bogs, upland oakwoods and mixed ash woods, wet woodlands, and open mosaic habitat on previously developed land (brownfield sites).
- West Lothian has a somewhat out dated phase 1 habitat survey that was under taken by Scottish Wildlife Trust in 1993/94. Although comprehensive, it requires updating. Several major grant applications to undertake this updating, jointly with neighboring Lothian authorities over the last few years, have come to nought. This survey provides information about the relative extent of different habitat types and identifies key features through “target notes”. See Map 1 that shows the extent of the Phase 1 habitat survey and the various categories.
- Broadly, for West Lothian this is approximately:
  - 36% of area is grassland
  - 25% cultivated land
  - 2.8% heather moorland
  - 1% surface water habitat / rivers & wetland
  - 0.74 woodland
  - 0.4% oil shale bings, a habitat that is unique to West Lothian

**TABLE 1 HABITAT AREA** (source: West Lothian phase 1 habitat survey 1994)

	<b>Area %</b>	<b>Cover</b>
West Lothian 1.	42,504 ha	100%
<b>Habitat Types</b>		
Woodland and Scrub	6,741 ha	14.0%
Grassland and Marsh	17,757 ha	36.0%
Tall Herb and Fen	299 ha	0.6%

Heathland	1,399 ha	3.0%
Mires and peatlands	2,201 ha	4.0%
Swamp	70 ha	0.1%
Open Water	500 ha	1.0%
Coastland	273 ha	0.5%
Rock and spoil	316 ha	0.6%
Miscellaneous (cultivated land etc)	13,296 ha	27.0%

The remaining balance (c. 13.2%) consists of urban un-surveyed areas.

1. *Footnote:* West Lothian represents approximately 0.5% of the land area of Scotland.

- Since the date of the Phase I survey, in the early 1990s, many changes will have occurred, not least as a consequence of the steady urbanisation and development of the countryside.
- Changes, as a consequence of agricultural land uses, have been less marked than in previous decades as the focus on countryside management became greater in the European Union Common Agricultural Policy with its gradual departure from supporting food production.
- In contrast to this, but not unrelated, significant new areas of forestry have been planted, particularly on the moorlands on the western edge of West Lothian. While these are predominantly of conifers their design and species composition has increasingly taken into account the needs of biodiversity and will undoubtedly be an important habitat in the future, having replaced species poor upland grasslands. The pace of this change to woodland has, however, been much reduced in recent years as a consequence of the changes to the support systems for agriculture.
- Elsewhere, the restoration of derelict land has occurred and brownfield sites have generally yielded to development.

- The lowland crofting planning policy, from the early 1990s, introduced new communities and landscapes in tracts of formerly degraded and marginal farmland.
- For this area Integrated Habitat Networks have been identified for woodland, wetland, and grassland habitats. See Map 2.
- With appropriate habitat creation and management there is scope to increase the connectivity of these habitat networks. This would result in a reduction in the overall number of discrete networks and an increase in the average network size and ideally a decrease in the average percentage of unfavourable habitat within a network.
- The analysis carried out through the Lothian & Fife Forest & Woodland Strategy (2012-17) gives a figure of 8,255ha of woodland cover for West Lothian. This is derived from the National Forest Inventory.

From the Native Woodland Survey of Scotland, produced by Forestry Commission Scotland (2014) for native woodland:

- The area of native woodland in West Lothian is 1,412ha, which is 16.9% of the total woodland area or 3.3% of the total land area of West Lothian.
- The main priority habitat types are Lowland mixed deciduous woodland, Wet woodland and Upland birchwoods.
- Over half of the native woods in West Lothian are highly semi-natural in their present structure and composition, with 53% of the total area in the 80-100% semi-natural category.
- The most common native tree species in the upper canopy are downy birch and ash.
- Woodland canopy cover averages 79% across all native woods.
- Native species make up 81% of canopy cover averaged across all types of native woods; individual types range from 74% native species in the canopy of Upland mixed ashwoods to 89% in Upland birchwoods.

- Non-native tree species comprise 12% of the established regeneration stage and 27% of the canopy in mature woodland.
- Estimated deadwood volume averages 9m<sup>3</sup> per ha.
- Invasive non-native species in the shrub and field layers occupy 0.6% of native woodland areas, with the category of Other herbaceous invasive exotics as the main threat.
- Native woods in West Lothian have 76% of the total area in the lowest two categories of the herbivore impact assessment.
- 27% of native woodland is in good health for biodiversity, based on analysis of four key condition measures.

In addition, from the Native Woodland Survey of Scotland, for ancient woodland (see Map 3):

- There are 254ha of woodland now present on ancient woodland sites, of which 42% is native woodland.
- Another 13% is nearly-native in composition (i.e.; 40-50% native species in canopy).
- Native ancient woodland areas are highly semi-natural in current composition and structure (81% of the area is in the 80-100% semi-natural category).
- Some 16% of planted woods on ancient woodland sites (PAWS) are native woodlands. Sycamore and beech are the main components (39%) of the canopy of the non-native PAWS woods.
- The Central Scotland Forest covers the entire West Lothian Council area, and while tree coverage is presently small in area, more coverage is actively promoted through the Central Scotland Forest Trust, Forestry Commission Scotland and some private forestry companies in the south west of the district. Over the course of the Scottish Rural Development Programme (2007-2013), for 'Approved Planting' in West Lothian, approximately 124ha was planted.

## Species

- There are approximately 100 UK priority species (almost 8% of the UK Biodiversity Action Plan priority species) known to occur within West Lothian. These are listed in detail within the West Lothian Local Biodiversity Action Plan which ranged from 2005-09 and requires review and updating.
- From the West Lothian Local Biodiversity Action Plan (2005-09) audit of animal and plants in West Lothian has shown that there are over 5000 species present, ranging from the very rare to the common.
- In addition to those species in the key West Lothian list, there are other locally important species that are indicators of the health or state of habitats. These species are characteristic of the habitats found in West Lothian. They are, therefore, indicators of good habitat management. The LBAP identifies for local habitat indicator species: 3 mammals, 3 amphibians, 19 birds species, 1 fish, 5 invertebrates, 10 flowering plants, 3 trees and 1 grass species.
- Invasive, non-native species known to occur within West Lothian include (although other non-native, invasive species are likely to occur within the area):
  - Giant Hogweed
  - Himalayan Balsam
  - Japanese Knotweed
  - New Zealand pygmy weed
  - Rhododendron ponticum
  - American mink
  - Grey squirrel
- With financial support from West Lothian Council, the River Forth Fisheries Trust and the stakeholders with which it works continue to map the extent and distribution of a number of these species in so far as they impact on the riparian environment. Its knowledge of the distribution of Japanese knotweed, giant hogweed and Himalayan balsam is currently far greater than its knowledge of other species. The work is being undertaken under the Forth Invasive Non-Native Species Programme which is actively supported by a number of local authorities, other agencies and funding bodies.

## Protected Sites

- West Lothian has a number of local, national and internationally designated sites for nature conservation shown on Map 4 at the rear of this report.

### International designations:

- 1 Ramsar site: Firth of Forth
- 2 Special Area for Conservation (SAC): Blawhorn Moss/ Craigengar Moss
- 1 Special Protection Areas (SPA): Firth of Forth.

### National designations:

- 16 SSSI's - listed in West Lothian Local Plan (WLLP): Appendix 3.1 (though one was de-notified in 2009: Hermand Quarry, Polbeth)
- 1 National Nature Reserve: Blawhorn Moss, Blackridge.

### Local designations:

- 6 Scottish Wildlife Trust Reserves: listed in WLLP Appendix 3.1
- 29 Local Wildlife Sites Listed in WLLP Appendix 3.2 - under revision to approx 90 proposed Local Biodiversity Sites (pLBS)
- 1 Local Nature Reserve – Easter Inch Moss & Seafield Law (with one proposed at Harperigg Reservoir, North Pentlands)
- Village Nature Parks at Little Boghead, Bathgate; Black Moss, Armadale and Mill Road, Blackburn.

- 5 Regionally Important Geological & Gemorphological Sites (RIGS) under revision to approx 50 proposed Local Geodiversity Sites (pLGS)

However, only a relatively small number of the local sites are currently under active management.

### **Urban Open Space**

An interim review of the West Lothian Open Space Strategy (2005-15) was undertaken in 2010. The main conclusions reached regarding open space provision can be summarised as follows:

- Country Parks are well provided;
- District Parks provision is required in the south west sector, for example Whitburn;
- Neighbourhood Park provision is required in West Linlithgow, for example Kettlestoun and in south west Livingston; and
- Local Park provision is required in Broxburn, Bathgate, Livingston South.

Provision can be made by upgrading existing Amenity/ Semi-Natural Greenspace and re-designating the sites.

### **Accessibility:**

- a good hierarchy of Open Space has been provided in West Lothian; and
- access to Local and Neighbourhood Parks is a key service requirement for local communities.

### **Quality of Provision:**

- quality of resource (audited sites) is highest in Linlithgow, Livingston and Bathgate; and
- quality issues need consideration in Broxburn, Fauldhouse, Stoneyburn and West Calder.

### Quantity of Provision:

- quantitative provision is good in Linlithgow, Bathgate, Livingston, Broxburn, Armadale, Whitburn, Polbeth, Fauldhouse and West Calder and a number of the smaller settlements; but
- quantitative provision is poor in Winchburgh, Mid and East Calder, Kirknewton, Blackburn and a number of smaller settlements.
- In terms of hectares of open spaces, the largest category of open space within the West Lothian Council area is natural / semi-natural space.
- There are a total of 220.59 hectares of neighbourhood park space and only 26.74 hectares of local park space. The table below demonstrates that in terms of numbers of open spaces, the largest category of open space within the West Lothian Council area is amenity greenspace. There are only 9 allotments, 8 district parks, 40 neighbourhood parks and a surprising lack of local parks.

Open Space Type	Total numbers in the Council Area
Country Park	3
District Park	6
Neighbourhood Park	40
Local Park	41
Amenity Greenspace	987
Sports Areas	93
Green Corridors	49
Natural / Semi-Natural Greenspace	278
Private Grounds and Gardens	27
Play Space	57
Schools	79
Allotments	9
Cemeteries	26
<b>TOTAL</b>	<b>1697</b>

**Table 2: Numbers of the Selected Types of Open Space**

## 2.3 Likely Future Changes without the Implementation of the Plan

### Ecosystems

- As no comprehensive baseline data on ecosystems exists for West Lothian it is difficult to predict what the likely future change would be without the implementation of the local development plan. Protection and enhancement of ecosystems has been identified as a distinct SEA objective for the Environmental Report so the LDP will be assessed for its performance against this objective. The existing West Lothian Local Development Plan (2009) had an exemption from the SEA process as it was initiated before the SEA legislation came into place in 2005. Consequently, without the LDP, it could be postulated that a better understanding of the impacts of development on ecosystems will not be achieved.

### Habitat

- Habitat loss/degradation: without an up-to-date Development Plan, it will be harder to resist ad-hoc planning applications which may lead to the loss or degradation of valuable habitat, which may in turn, lead to a decline in overall habitat area or quality.
- Key opportunities to improve the integrated habitat network, or Central Scotland Green Network, in the area will not be identified as distinct environmental opportunities and are less likely to attract grant funding or implementation through from adjacent development if they have not been identified.
- Continued fragmentation of habitats and limited application of integrated habitat network approaches locally, resulting in further isolation and fragmentation of semi-natural habitat.
- The Central Scotland Green Network (CSGN), supported by central government, has ambitious plans to increase the level of new woodland planting, green spaces and linkages to active travel routes throughout Central Scotland. The Local Development Plan has the potential to act as a key delivery vehicle through identifying environmental opportunities and setting out environmental policies which could contribute towards the aims of the CSGN. Without the LDP therefore this opportunity will diminish to the likely detriment of new woodland planting and other habitat creation opportunities.

## Species

- Species are currently protected by wide ranging environmental legislation, in addition there are policies contained within the new Strategic Development Plan, existing West Lothian Local Plan (2009) and various Supplementary Planning Guidance Notes to provide adequate protection to species even if the Local Development Plan was not to be implemented.
- Although there is a national and local policy framework in place to protect species, endeavoring not to allocate sites which contain protected species for development is often the best way to protect them. Without the implementation of Local Development Plan it is more likely that ad-hoc development sites will come forward which do not take into account to the likely presence of protected species in, or on, a site. This may lead to a decline in overall population size of a particular species.

## Protected Sites

- With local nature conservation designations review, the Local Development Plan (LDP) presents a statutory basis for the review of Wildlife Sites contained within the West Lothian Local Plan adopted in 2009 and also designation of new Local Biodiversity Sites (LBS). Without the LDP, there is no statutory vehicle for designating new or potential LBS, which will lead to the level of protection they are afforded being diminished.
- Without the Local Development Plan pressure on protected sites within the urban area, or on the urban fringe, will intensify which may lead to a decline in their area or quality.

## 2.4 Current Environmental Protection Objectives

The following plans, programmes and strategies have been reviewed to gain a full understanding of the environmental objectives for this particular SEA topic area:

- European Council Directive 79/409/EEC on the conservation of wild birds;

- European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora;
- Wildlife and Countryside Act 1981;
- Conservation (Natural habitats) Amendment (Scotland) Regulations (2007);
- Nature Conservation (Scotland) Act (2007);
- UK Biodiversity Action Plan;
- Scotland’s Biodiversity – “It’s In Your Hands”;
- West Lothian Biodiversity Action Plan (2005-09);
- Wildlife and Natural Environment (Scotland) Act (2011);
- Scotland’s Biodiversity Strategy to 2020; and
- Central Scotland Green Network Strategy (2012).

Biodiversity policies from international to local level aim to conserve habitats, species and ecosystems. Halting the decline of key species is important, and where possible remedial action and enhancement should be implemented in degraded areas. Policies also note the importance of an ecosystem approach – a holistic, landscape approach to biodiversity conservation that goes beyond the traditional emphasis on protecting individual sites.

## **2.5 How Objectives Have Been Taken into Account**

The preparation of the Local Development Plan Main Issues Report has been subject to a process of environmental assessment which has helped to identify and refine the preferred strategic vision, and preferred option for addressing each main issue.

In order to undertake this process of environmental assessment, the current environmental protection objectives have been translated into a set of SEA objectives and assessment questions with which to assess each strategic vision option and option for addressing each main issue. SEA objectives for the biodiversity, flora and fauna topic are shown in the table below:

SEA Objectives	Assessment Questions
<p>Safeguard and enhance priority habitats and species- as defined in the WL-LBAP.</p> <p>Increase/enhance biodiversity in the wider environment.</p> <p>Contribute to improved habitat connectivity, guided by the West Lothian green network.</p> <p>Reduce the impact of invasive species.</p> <p>Demonstrate no adverse effects on the integrity of Natura 2000 sites.</p> <p>Maintain and enhance the populations of European Protected Species and other legally protected species, including protection of their resting places.</p> <p>Protect and enhance Sites of Special Scientific Interest, Local Biodiversity Sites and Geodiversity Sites.</p> <p>Protect and enhance ecosystems.</p>	<p>To what extent will the option conserve/ enhance or degrade biodiversity? (consider the number/area and status of species or habitats in question)</p> <p>Does the option enhance the wider West Lothian Green Network?</p> <p>Does the option reduce the impact of invasive species?</p> <p>Can it be demonstrated that the option will have no adverse effect on the integrity of Natura 2000 sites?</p> <p>Does the option maintain and enhance populations and resting places of European Protected Species?</p> <p>Does the option protect and enhance SSSI and/or Local Biodiversity Sites?</p> <p>Does the option protect and enhance locally designated sites of biodiversity and geodiversity value?</p> <p>Does the option protect or enhance ecosystems?</p>

**Table 3: Biodiversity, Flora and Fauna – SEA Objectives and Assessment Questions.**

The results of assessment are shown in section 4 and Appendix 2B of the main Environmental Report.

### **3. Population and Human Health**

#### **3.1 Exiting Environmental Issues**

##### **Strategic Environmental Issues**

- Despite comprehensive remedial programmes by the former Lothian Regional Council (Landscape Development Unit) and Livingston Development Corporation over the last 30 years, there remains a considerable amount of vacant and derelict land within the area. This includes potentially contaminated sites from various past mining and industrial works. Such sites are also known as brownfield land.
- The Scottish Government's target of becoming a "zero waste society" will have major implications for land use in terms of identifying and providing sites to accommodate the recycling and other waste disposal infrastructure necessary to achieve this aspiration.
- The quality, management and level of capital investment in West Lothian parks and open space needs to be continued and improved, but there are limited financial and grant resources to effect such a change.
- As set out within the Environmental Protection Act 1990: Part IIA statutory guidance, the council has identified potentially contaminated land within its area. Furthermore, these sites have been characterised as high, moderate or low risk.
- Not all of West Lothian meets the standards for accessibility to open space identified within the West Lothian Open Space Strategy (2005-15) and its Interim Review (2010).

## **Other Environmental Issues:**

### **Degraded Environment**

- Some parts of West Lothian, the Breich Valley villages and some of the traditional towns in the central area, still suffers a post-industrial legacy of vacant and derelict sites, and of townscapes fragmented by gaps sites, roads / parking infrastructure and insensitive design and development of recent decades.
- Some communities have been adversely affected by mineral extraction in the past, and various coal and shale bings remain unrestored, although the largest e.g.; Polkemmet by Whitburn has been significantly restored through the efforts of the landowner / developer.

### **Waste Disposal and Management**

- Opportunities for future landfill capacity within the Lothians are relatively limited.
- Recycling of materials and the use of materials from sustainable sources in new development is still not routinely practiced. Planning policy will become a key driving force in ensuring recycling rates are increased if a sustainable society is to be achieved.

### **Access to Open Space, Recreation and Countryside**

- Open space within urban areas is also under increasing development pressure, particularly for residential development. Open Space has been identified nationally as having a significant positive effect on human health and wellbeing.
- There are particular problems with the quantity, quality and maintenance provision for open space in new development.
- Countryside access provision has improved over recent years. The Land Reform Act (2005) has increased access opportunities, but there will be a need to manage the increased demand. The West Lothian Core Path Plan (2013) has partly addressed this situation, but will require review and incorporation into the local development plan.

## **3.2 Existing Environmental Characteristics**

### **Population Projections**

- The 2011 Census indicates that the population of West Lothian is 175,118, an increase of 10% on the 2001 Census. This is the fourth highest rate of growth amongst the 32 local authorities in Scotland.
- The rate of increase in population over the period 1991 - 2011 was 21.4%. The population of West Lothian accounts for 3.3 per cent of the total population of Scotland.
- According to the General Register Office for Scotland's Population Projections for Scottish Areas (2010-based) the population of West Lothian should be 193,354 by 2025, making it one of the fastest growing areas in Scotland and representing an increase of 18,054 (10.3%) compared with the estimated population in 2011 of 175,300.

### **Degraded Environment**

- West Lothian mining and industrial history has left significant areas of contaminated land.
- The Scottish Vacant and Derelict Land Survey (2012), for West Lothian showed approximately 119ha is derelict, spread across almost 80 sites.
- West Lothian council supports development led regeneration via the development management regime and many historical sites of former industrial significance have been successfully redeveloped.

### **Waste Disposal and Management**

- Figures from 1997/98 to 2003/04 show a marked increase in waste produced (25% over a 6 year period).

- Bulk of household and commercial/industrial waste is land filled with only 34.5% of household waste being recycled in 2006/7 which exceeded the Scottish Executive's national target of 30% for recycling of Municipal Solid Waste (MSW) by 2008.
- The implementation of the Area Waste Plan has seen recycling rates dramatically increase. For example in 2001/2002 only 6.5% of MSW was recycled, by 2005/6 this rate was 27% and by 2006/7 this figure was 34.5%.
- The main waste management sites in the Council area are:
  - Levenseat Ltd by Forth Lanark - waste recycling, composting, sorting, treatment and landfill
  - Deans Transfer Station, Deans Industrial Estate, Livingston – waste transfer facility
  - William Tracey Ltd, 5 Drovers Road, Estate Mains Industrial Estate, Broxburn
  - Biffa, Unit 33B, Westerton Road, East Mains Industrial Estate Broxburn
  - West Lothian Recycling, Addiewell South West Calder
  - Scotwaste, Pond Industrial Park, Whitburn Road, Bathgate – waste sorting and transfer facility
  - Buchanan Skip Hire Ltd, Deans Industrial Estate, Livingston,
  - Dalton Metal Recycling, Dalton House, 15 Youngs Road East Mains Industrial Estate, Broxburn,
- The Zero Waste Plan indicates that there is a need for infrastructure with an additional 410,000 tonnes of capacity for source segregated recyclables and source segregated organic wastes for composting and anaerobic digestion across the South East Scotland Plan to meet the Zero Waste Plan targets.
- The Zero Waste Plan indicates that there is a need for infrastructure with an additional 350,000 tonnes of capacity for treating unsorted wastes including mechanical sorting, thermal and biological treatment across the South East Scotland Plan to meet the Zero Waste Plan targets.

## **Access to Open Space, Recreation and Countryside**

- West Lothian is a partner in the delivery of the Central Scotland Forest (CSF) and sits within the CSF boundary alongside 4 other authorities: North and South Lanarkshire, Falkirk and East Dunbartonshire. The wider Central Scotland Green Network, defined through the National Planning Framework 3, covers these authorities, plus an additional 12 authorities from Ayrshire, through Glasgow & the Clyde Valley and the Lothians, to Stirling, Clackmannanshire and south part of Fife
- The accessibility to open space of different types has been analysed as part of the quantitative audit of open space. The Open Space Strategy sets a number of accessibility targets for different types of open space.
- West Lothian has an improving network of paths and the Outdoor Access Strategy (2000) prioritised and implements improvements to strategic and local networks. The West Lothian Core Path Plan was adopted in 2013. There is a network of approximately 130 km (210 miles) of maintained routes. The network includes the local path networks developed around many of the area's communities, between communities, and along the National Cycle Routes 75 and 76 and also the Union Canal.
- Three country parks serve the area: Beecraigs in the Bathgate Hills, Polkemmet near Whitburn and Almondell & Calderwood near East Calder / Livingston. There are some other large areas of accessible community woodlands, some of which have been improved or created through the Central Scotland Forest such as north of Broxburn and Uphall, north and west of Fauldhouse and between Polbeth and West Calder
- New areas of open space will be created through the implementation of the three Core Development Areas at: Armadale, Winchburgh & East Broxburn and in the Almond Valley and West Livingston.

## **Proximity to Major Hazards**

- There are several major hazards across West Lothian the most significant concerns the high pressure gas pipeline between Grangemouth and Wilton on Teeside that traverses the county, as well as some factories in Livingston related to the micro-electronic industry and their storage of necessary hazardous chemicals.

### **3.3 Likely Future Changes without the Implementation of the Plan**

#### **Population Projections**

- One of the main aims of the LDP is to identify locations where new housing can be built to meet the needs of the fast growing West Lothian population. Without the implementation of the LDP, the demand for new housing sites will, to some degree, still be likely to be met, but not in locations with the least environmental impact following consideration through the SEA process.

#### **Degraded Environment**

- The existing West Lothian Local Plan (2009) may not necessarily identify and provide up-to-date guidance on most recent sites. Without an up-to-date Local Development Plan, development and redevelopment is less likely to tackle known local environmental issues and / or be guided towards brownfield sites.

#### **Waste Disposal and Management**

- The LDP should facilitate the most appropriate location for modern waste management facilities to encourage an increase in reuse / recycling levels and through associated guidance, such as the recently reviewed and adopted Residential Design Guidance (2013) set out design criteria for recycling facilities in new residential estates.

#### **Access to Open Space, Recreation and Countryside**

- The Local Development Plan presents the opportunity to allocate new development sites and direct them to provide new open space and recreational opportunities which can meet localised deficiencies identified in the Open Space Strategy and its Interim Review. Without the LDP this opportunity would be difficult to realise due to available capital budgets to the council alone.
- The Local Development Plan presents a significant opportunity to direct new development to contribute towards improvements to countryside access. This is especially so with the implementation of the large scale Core Development Areas. Without the LDP, this opportunity could be missed.

## Proximity to major hazards

- Although there are consultation procedures and identified consultation zones in place which allow the Health and Safety Executive (HSE) to comment on any planning application within close proximity to a known major hazard, the Council as Planning Authority can, for other planning reasons, set aside the advice of the HSE and grant planning permission. The LDP will therefore play a key role in guiding development away from areas of potential danger. Without the LDP it will be more difficult for the Council to decide when it is appropriate to go against the advice of the HSE, this may lead to an increased overall risk to human health.

### 3.4 Current Environmental Protection Objectives

The following plans, programmes and strategies have been reviewed to gain a full understanding of the environmental objectives for the population and human health topic area:

“Improving Health in Scotland – the Challenge” (2003);  
Scottish Planning Policy; and  
Scotland’s Zero Waste Plan (2010).

Both Scottish Planning Policy and “Improving Health in Scotland”, outline the need to seek to improve health and quality of life across the nation.

The Zero Waste Plan for Scotland and SPP emphasise the importance of the planning system in delivering waste infrastructure. The latter also aims to achieve a zero waste Scotland, where we make the most efficient use of resources by maximizing the reuse, recycling and recovery of resources instead of treating them as waste.

### 3.5 How Objectives Have Been Taken into Account

The preparation of the LDP Main Issues Report has been subject to a process of environmental assessment which has helped to identify and refine the preferred strategic vision, assessing preferred / alternative and dismissed sites and the preferred option for addressing each main issue.

In order to undertake this process of environmental assessment, the current environmental protection objectives have been translated into a set of SEA objectives and assessment questions with which to assess each strategic vision option and option for addressing each main issue. SEA objectives for the population and human health topic are shown in the table below:

<b>SEA Objectives</b>	<b>Assessment Questions</b>
<p>Increase the amount of land on the vacant and derelict land register which is brought back into beneficial use.</p> <p>Increase the amount of potentially contaminated sites which are de-contaminated through new development.</p> <p>Ensure that there is a network of modern recycling facilities available across West Lothian to support the staged targets within central government's Zero Waste Plan.</p> <p>Reduce waste through maximising the reuse, recycling and recovery of resources.</p> <p>Increase access to open space, recreation facilities and the general countryside</p> <p>Encourage the promotion and connectivity of the Central Scotland Green Network within West Lothian and linking beyond to neighbouring authorities.</p> <p>Reduce the amount of new development sites which are impacted by HSE consultation zones</p>	<p>Does the option bring land on the vacant and derelict land register back into beneficial use?</p> <p>Does the option enable the decontamination of polluted land?</p> <p>Does the option improve the network of modern recycling facilities available across West Lothian?</p> <p>Does the option maximise the reuse, recycling and recovery of resources?</p> <p>Does the option increase access to open space, recreation facilities or the general countryside?</p> <p>Does the option encourage the promotion and connectivity of the CSGN?</p> <p>Is the option impacted by HSE consultation zones and is the option likely to increase the proportion of the population impacted by HSE consultation zones?</p>

**Table 4: Population and Human Health – SEA Objectives and Assessment Questions**

The results of assessment are shown in section 4 and Appendix 2B of the main Environmental Report.

## **4. Soil**

### **4.1 Existing Environmental Issues**

#### **Strategic Environmental Issues**

- There is still a considerable amount of vacant and derelict land within West Lothian, including some severely contaminated sites from past mining and industrial works. For these sites to become effective brownfield land suitable for redevelopment, soil remediation is required with environmental benefits.
- Rare and carbon rich soils are not afforded an appropriate level of protection.

#### **Other Environmental Issues:**

##### **Abandoned Mineral Workings**

- No comprehensive record of abandoned mineral workings is kept by the council, although the Coal Authority do have some records (see Map 5), this can present a number of problems. Not only do old mine workings leave areas of unstable ground, but also contribute to environmental problems related to their historic use. Abandoned mine working can be a potential source of contamination, in particular the workings can act as conduits for the movement of groundwater which is impacted on by the mine workings, these waters often become of low pH and have elevated metal concentration, these waters can impact the surrounding surface water courses and affect the surrounding hydrology and ecology.
- The waste material deposited in the landscape surrounding the mine workings, such as the oil shale bings unique to West Lothian, can have elevated contaminants within the material which can be taken up by surrounding vegetation and also leach into nearby surface water courses, and in some more limited cases, gas can build up within the mine working that can migrate to the surface and accumulate within buildings, seriously affecting residents in the area.
- Abandoned mine entries have been subsequently used for the disposal of potentially contaminative industrial waste. Similarly many of the old surface workings / quarries and pits have been backfilled with potentially contaminative materials as disposal tips in the 19<sup>th</sup> and 20<sup>th</sup> centuries.

## **The Soil Resource**

- The safeguarding of prime agricultural land for food production has been afforded less weight in planning considerations in recent times and consequently there has been some loss due to greenfield development. However, the consolidated SPP increases this level of protection, so it may be wise to review policy.
- There may be unused areas within West Lothian which could be brought into beneficial use for allotments and community gardening schemes that have seen an increase in demand over the last few years.

## **Geomorphology and Geology**

- Although some important regional geomorphological features (known as Regionally Important Geomorphological Sites - RIGS) are protected by current development plan policy through their SSSI designation, geological sites of lower importance, but still potentially of local significance are not afforded any protection by the current development plan. This is especially so, after the British Geological Survey produced an audit of potential local geodiversity sites in West Lothian in 2005/06.

## **Contaminated Land**

- East Central Scotland and West Lothian in particular was an important centre for oil shale and coal mining, iron products and chemical manufacture. This industrial heritage of the late 19<sup>th</sup> and early and middle parts of the 20<sup>th</sup> centuries has left West Lothian and neighbouring authorities such as North and South Lanarkshire and Falkirk with a legacy of derelict and contaminated land arising from these past industry uses which flourished when environmental legislation and regulation was less thorough and the impacts less known. Such sites can present problems in the form of contaminated soils, pollution of nearby water bodies and potential risks to human health, as well as detract from the visual quality of the area.

## 4.2 Existing Environmental Characteristics

### Abandoned Mineral Workings

- The geological succession of the West Lothian area has understandably influenced the historic development of the area. The rocks in this area are some of the most economically significant in Scotland due to the oil shale at Broxburn, Uphall, Drumshoreland, Oakbank, and Bathgate, coals at Whitburn, ironstones at Fauldhouse and fireclays at Armadale which provided raw materials to fuel the industrial revolution and the early development of the local heavy industries.
- In addition, many related buildings were constructed using locally quarried sandstones and quarrying for rock aggregate was also undertaken and continues to the south of Fauldhouse at Levensat. The superficial deposits have also been worked and there are many sand and gravel pits in the area.
- A small proportion of West Lothian is affected by quarries or landscape alterations. Many of the bings have been rehabilitated for development. However, several sites remain un-restored e.g.; at Woodend north of Armadale and Northrigg to the south, Mid-Breich Bing and Woodmuir and Burnfoot by Breich.

### The Soil Resource

- Approximately 38% of agricultural land in West Lothian is of prime quality (Classes 2, and 3.1). This is focused in lowland coastal fringe and the east sector around south Broxburn and Winchburgh. The grades of land tend to increase from 3 to 6 up to the Pentland Hills and further west of Livingston.
- The Macaulay Institute's (now the Hutton Institute) agricultural land capability maps produced in the 1980s, indicated the following proportions of prime quality agricultural land in the area:

<b>Class</b>	<b>Area (Hectares)</b>
1	0.1 ha
2	51.5ha
3.1	48.1ha
3.2	64.3ha

**Table 5: Prime Quality Agricultural Land**

- There are a range of soil types of potential national interest within West Lothian. The majority of the soils in West Lothian have a soil texture ranging from clay to sandy clay loam. It is this high clay content that most often results in the worst drainage conditions. Mapping of the natural drainage status of the soils in West Lothian shows that the majority of the southern half of the district, and some of the areas to the west, have poor or very poor natural drainage characteristics.
- Carbon rich peaty soils occur mainly in the upper moorland areas such as the north Pentlands and the upper Breich Valley around Fauldhouse.
- A comprehensive report on West Lothian Soil Sustainability was produced for the council by Scottish Agricultural College in 2004. A Soil Directive has been proposed by the EU Commission; however the enforcement date and specific requirements of this legislative instrument are currently unknown. It is however considered likely the legislation will have some effect on the management of potentially contaminated land with West Lothian.

### **Geomorphology and Geology**

- The landscape of West Lothian can be broadly divided into three main areas. The south of the area comprises the high Pentland Hills. Livingston and the 4 traditional towns sit along the central Almond Valley that is separated by the Bathgate Hills from Linlithgow and the lowland coastal plan to the north bounding the Forth of Firth that is generally flat lying as a result of the Forth of Firth flood plain area.

- East Central Scotland sits within the Midland Valley, a tectonically formed rift valley, comprising some of Scotland's youngest sedimentary rocks. The rocks in this area are also some of the most economically significant in Scotland, due to the shale, coal, peat and ironstone bearing rocks that fuelled the industrial revolution. The area also underwent intense volcanism, resulting in a quartz-dolerite sill complex in the central belt which allowed quarries producing rock aggregate for a variety of uses.
- The sediments that underlie the majority of the area are the Lower Coal Measures of the Scottish Caledonian Group. These formations are characterised by cyclic sequences of sandstone, siltstones, mudstones, ironstones, coal and shale. These formations have been extensively mined over the past 2,000 years.
- The solid geology of the area is generally overlain by superficial drift deposits which have been laid down within the last two million years through glacial and marine deposition. The deposits around Linlithgow, and its Ice Age formed Loch, are dominated by glacial till and boulder clay which was laid down by glacial deposition. The exact composition of the glacial till and boulder clay varies and is dependent upon the types of rocks that have been eroded and carried by the glacier. In the higher areas, to the south and south west of the district, along the north edge of the Pentlands and also around Fauldhouse, there are significant deposits of peat.
- There are 6 sites identified as Regionally Important Geological Sites (RIGS) within West Lothian. A study by the British Geological Survey in 2005/06 of West Lothian identified c 200 sites that had geodiversity potential across the geological timeframe. These have been narrowed down to approximately 50 of the best representative sites and are known as Local Geodiversity Sites (LGS) which will replace RIGS in the new local development plan.

### **Contaminated Land**

- There are formally no sites in West Lothian on the statutory Contaminated Land Register.
- West Lothian's long mining and industrial history has left significant areas of potentially contaminated land.

## **Derelict Land**

- Details of vacant and derelict land within West Lothian are outlined under the degraded environment sub-topic of the Population and Human Health main section above.

### **4.3 Likely Future Changes without the Implementation of the Plan**

#### **Abandoned Mineral Workings**

- The West Lothian Local Plan (2009) does not identify or provide up-to-date guidance on abandoned mineral workings that has recently been a major issue in Ayrshire and the West of Scotland. Without up-to-date Local Development Plan development is less likely to be guided towards abandoned mineral workings and remediation is therefore less likely to take place.

#### **The Soil Resource**

- The current Local Plan provides a level of policy protection for prime quality agricultural land. (Policy ENV 7) A greater level of protection is afforded by Scottish Planning Policy. In addition, Local Plan Policy ENV 8 requires Soil Sustainability Plans for all greenfield development over 1ha. The absence of the Local Development Plan is unlikely therefore to have any significant effect on the soil resource. The LDP has the opportunity to direct new development sites away from prime quality agricultural land, carbon rich and rare soils so the absence of the LDP could lead to further degradation of these resources.

#### **Geomorphology and Geology**

- Emerging Local Geodiversity Sites (LGS) in West Lothian are not currently protected through existing development plan policy. Without the implementation of the plan these sites may be adversely affected by development.

## Contaminated Land

- The Local Development Plan will play an important role in deciding which contaminated sites should be promoted for development in order to enable de-contamination. Without the LDP, the potentially prohibitive cost of decontamination of these sites, without development for alternative uses, is likely to reduce the likelihood of their de-contamination.

## Derelict Land

- The West Lothian Local Plan does not identify and provide up-to-date guidance on most recent sites that have been identified and initially assessed. Without an up-to-date LDP, development is less likely to be guided towards brownfield sites.

### 4.4 Current Environmental Protection Objectives

The following plans, programmes and strategies have been reviewed to gain a full understanding of the environmental objectives for the Soil topic area:

Scottish Planning Policy.  
Scottish Soil Framework (2009);  
“A Vision for Scottish Agriculture” (2010); and  
Scotland’s Soil Strategy (2013).

- Scottish Planning Policy indicates that development on prime agricultural land should not be permitted unless it is an essential component of the settlement strategy, or is necessary to meet an established need, for example for major infrastructure development, where no other suitable site is available.
- Policies on soil seek to protect resources from a range of impacts, including soil sealing by development, increased susceptibility to erosion and soil pollution.
- Agricultural policies promote sustainable land use, environmental protection and stewardship, and emphasise the importance of delivering public goods out with market mechanisms.

#### 4.5 How Objectives Have Been Taken into Account

The preparation of the Local Development Plan Main Issues Report has been subject to a process of environmental assessment which has helped to identify and refine the preferred strategic vision, and preferred option for addressing each main issue.

In order to undertake this process of environmental assessment the current environmental protection objectives have been translated into a set of SEA objectives and assessment questions with which to assess each strategic vision option and option for addressing each main issue. SEA objectives for the soil topic are shown in the table below:

SEA Objectives	Assessment Questions
<p>Reduce contamination and safeguard soil quality and quantity</p> <p>Increase the amount of abandoned mineral workings rehabilitated through the development process</p> <p>Protect prime agricultural land, carbon rich soils and other rare soils</p> <p>Increase the amount of derelict land rehabilitated through the development process</p> <p>Ensure that Regionally Important Geological Sites (RIGS) and emerging Local Geodiversity Sites (LGS) are afforded a suitable level of protection</p>	<p>Does the option reduce contamination?</p> <p>Does the option safeguard soil quantity and quality?</p> <p>Does the option rehabilitate abandoned mineral workings?</p> <p>Does the option protect prime agricultural land (classes 1,2 &amp;3.1), carbon rich soils and other rare Soils?</p> <p>Does the option safeguard against the release of green-house gasses and carbon from soils?</p> <p>Does the option rehabilitate derelict land?</p> <p>Does the option impact upon RIGS, or potential LGS?</p>

**Table 6: Soil – SEA Objectives and Assessment Questions**

The results of assessment are shown in section 4 and Appendix 2B of the Environmental Report.

## 5. Water

### 5.1 Existing Environmental Issues

#### Strategic Environmental Issues

Pressures and risks: a wide variety of pressures and impacts on the water environment and its ecological status. The following key pressures are found within West Lothian's riparian corridors of West Lothian.

- **Invasive non-native species** - Our water environment is also deteriorating due to the presence of invasive non-native species. As further information is gathered on the distribution of invasive non-native species within the River Almond and Avon catchments, it is likely that further pressures will be identified.
- **Physical (morphological) changes to water bodies** - A large number of water bodies have been physically altered from their natural state and there are often multiple physical pressures within each water body, particularly in our urban areas. Every water body in the River Almond catchment has morphological pressures and it is a key issue within other catchments.
- **Barriers to fish migration** - Obstructions which prevent fish moving through a catchment affect a high proportion of water bodies within the Forth Advisory Group Area. An impassable barrier across the river in the bottom of a catchment will cause a failure for each upstream water body within that catchment. This is currently a particular issue affecting the River Almond catchment.

#### Other Environmental Issues:

##### River basins and catchments

- **Point source pollution from sewage disposal** – This, and to a lesser extent diffuse source pollution from sewage disposal, is a significant pressure within the Forth area affecting the majority of catchments. It is a particular issue for the Avon, and Almond, catchments in West Lothian.

- **Diffuse pollution from agriculture** - Agricultural run-off is acknowledged as an issue, but neither the Almond nor the Avon has been highlighted as catchments within which this is of particular significance.
- **Point and diffuse source pollution from the mining and quarrying of coal and oil shale** - This legacy from our industrial past is causing pressures in the Almond and Avon catchments and impacts on ground waters throughout much of West Lothian.
- **Urban run-off and one-off pollution incidents** - Water quality in our urban area is impaired primarily by pollution from motor vehicles and foul water arising from cross-connections from both domestic and commercial premises. One-off pollution incidents caused by illegal discharges and accidental spillage continue to impact on our urban watercourses.
- Fluvial flooding and pluvial flooding together pose a serious risk to extensive areas of land and a large number of properties throughout the council's administrative area. SEPA has highlighted Bathgate, Broxburn, Linlithgow and Livingston as priority areas for which the Council will shortly be required to prepare and publish Surface Water Management Plans. The extent of risk presented by the surcharging of sewers is only known for Linlithgow and Bathgate though the level of confidence in the data currently remains uncertain. The potential impact of ground water flooding in West Lothian is not yet well understood
- In West Lothian, due to the relatively short coast line of c 5km with very few properties in close proximity of the shore, coastal flooding poses little threat.

### **Pressures and impacts on ecological status of waterbodies**

- There are known sewerage constraints in West Lothian and without maintenance of the infrastructure there would be potential impacts on water quality or ecological value of watercourses. Significant impacts would occur if poorly maintained private treatment plants were used as a result of lack of investment.
- Culverting poses a threat to water quality and may heighten flood risk and is not supported by planning policy.
- Development generally affects water run-off rates and water quality. SUDs are now required on development sites as a matter of course and can offer opportunities for the promotion of biodiversity and improved water quality.

### **Morphological impacts on waterbodies**

- Morphological impact on water bodies which are a problem in the West Lothian include: barriers to fish migration, poor quality of riparian zone and wetland habitats, poor quality of river channel / bed and/or banks and poor quality of modified water body (canals) habitat.

### **Lochs, ponds, standing waters**

- This is a particular issue with Linlithgow Loch SSSI due to the complex catchment area issues that are affecting the water quality of the Loch, its outflow, Mains Burn and the River Avon downstream.

### **The coastal environment**

- While the shoreline is limited in West Lothian to c 5km, there are no environmental problems associated with the coastal environment.

### **The marine environment**

- Within the neighbouring Falkirk area, there is some evidence of a phenomenon of coastal squeeze due to sea level rise impacting on the inter-tidal mudflats on the Firth of Forth that is causing a loss of habitat.

### **SUDS**

- Sustainable urban drainage systems (SUDS), either built within new developments or retrofitted to existing built developments, could significantly contribute to ameliorating pluvial flood risks.

## 5.2 Existing Environmental Characteristics

### River basins and catchments

- SEPA has divided waters in the Forth advisory group area into 268 water bodies. Currently only 70 (26%) of these water bodies are at good or high ecological status and 198 (74%) are classified as being at moderate, poor or bad ecological status. (see Map 6).
- There are two major river catchments – the River Almond and the River Avon that have 28 separate water bodies in total. The Union Canal also performs a significant land drainage function.
- Management issues are considered through the Forth Estuary Forum that has a wide range of partner organizations, that includes West Lothian Council, and also the Forth Area Advisory Group, organized and chaired by SEPA as part of the River Basin Catchment Management Plan process.

### Pressures and impacts on ecological status of waterbodies

- There are numerous issues impacting on the ecological status of water bodies within the West Lothian Council area, these pressures relate to point source pollution (21 water bodies), diffuse source pollution (4 over both catchments),<sup>9</sup> through mining and 5 caused by urban development.
- In the Forth area around 126km of rivers are failing to achieve good status due to the presence of toxic substances such as oils and metals, these can be seen on SEPA's interactive River Basin Management Plan mapping system on their website. These can have a harmful affect on the plants and animals in the water and are present as a result of sources such as industrial discharges and surface water run-off from urban areas
- Restoration work on the Union Canals involved their dredging and decontamination, and a consequent improvement in quality. There is some concern that overspill and historic floods related to the Union Canal has had some impact on silt from the canal finding its way to Linlithgow Loch that already has a complex nutrient issue. A Linlithgow Loch Catchment Management Plan has been drawn up with a wide range of stakeholders (WLC / Historic Scotland / SEPA / Scottish Water / local angling groups) that proposes a wide range of actions to tackle water quality in the Loch.

## Water pollution

- The following table summarises the Water Framework Directive classification of river water bodies associated with West Lothian.

Classification	WB Type		% of total River length	Loch	% of Total	% of Total area
	River	% of Total				
High	0	0	0	0	0	0
Good	5	15.6	17.7	0	0	0
Moderate	3	9.4	11.4	0	0	0
Poor	17	53.1	50.5	0	0	0
Bad	1	3.1	2.9	0	0	0
Good Ecological Potential	4	12.5	11.6	0	0	0
Moderate Ecological Potential	0	0.0	0	1	50	58.33
Poor Ecological Potential	2	6.3	5.9	1	50	41.67
<b>Total</b>	<b>32</b>			<b>2</b>		

**Table 7 Water Framework Directive classification of river water bodies**

- The following table below summarises the Water Framework Directive classification of transitional water bodies associated with West Lothian.

	Transitional	% of Total Area		Groundwater	% of Total Area	
High	0	0	0	0	0	0
Good	1	100	100	4	33.3	25.31
Moderate	0	0	0	0	0.0	0
Poor	0	0	0	8	66.7	74.69
Bad	0	0	0	0	0.0	0
Good Ecological Potential	0	0	0	0	0.0	N/A
Moderate Ecological	0	0	0	0	0.0	N/A

<b>Potential</b>						
<b>Poor Ecological Potential</b>	0	0	0	0	0.0	N/A
<b>Total</b>	1			12		

**Table 8: Water Framework Directive classification of transitional water bodies**

### **Morphological impacts on waterbodies**

- A number of water bodies within West Lothian have had their ecological quality adversely impacted by morphological alterations. These water courses include: Forth Estuary; Union Canal; Mains Burn Linlithgow; parts of the River Almond and various small burns within the Livingston green network.

### **Groundwater quality**

- The SEPA Groundwater vulnerability map indicates that the majority of the groundwater under West Lothian falls within the least vulnerable category, however a few localities within the area are within the highest vulnerability group. The bedrock groundwater flow across the majority of the area is through intergranular fracture flow of moderate productivity. Groundwater located within the coal measures, is generally of a poorer quality and it is therefore unlikely that this will be used as a potable resource in the future.

### **Lochs, ponds, standing waters**

- Significant bodies of open water include the Linlithgow Loch and artificial reservoirs at Beecraigs and Lochcote in the Bathgate Hills as well as Harperrig, Cobbinshaw and Crosswood in the Pentland foothills.

### **The coastal environment**

- West Lothian only has a very small, c 5km, length of coastline along the Forth Estuary. This essentially the rural section between Blackness, encompassing Hopetoun Estate, towards South Queensferry. Management issues are considered through the Forth Estuary Forum and the RBCMP Forth Area Advisory Group.

## **The marine environment**

- Consequently, the marine environment for West Lothian includes a small part of the wider tidal mudflats along the Firth of Forth. The vast majority of this area is designated as the Firth of Forth, SPA, SSSI and RAMSAR site due to its importance for wetland birds. Just down stream from the West Lothian administrative boundary, the Replacement Forth Crossing is well underway with new support caissons for the road bridge being constructed in the Forth.

## **Areas of fluvial or coastal flood risk**

- Coastal flooding is not viewed as an issue along the West Lothian part of the Forth estuary,
- There are localised flooding problems associated with a number of other watercourses in the area, most notably the River Almond and also major burns such as the Brox Burn at Uphall and Broxburn; Liggat Syke, Broxburn and Mains Burn Linlithgow (see Map 7).

## **Other sources of Flooding - Pluvial, Canals and Reservoirs, Groundwater and Sewers**

- Flood Risk from other sources of flooding has not yet been comprehensively mapped. SEPA have produced a Flood Hazard Map for the Forth Estuary District by December 2013 which comprehensively details flood risk within the area. West Lothian Council, in partnership with neighbouring Lothian and Fife local authorities are working towards producing a joint Local Flood Risk Management Plan for the Forth Estuary District by 2016.
- SEPA has incorporated information and responses from the consultation into the National Flood Risk Assessment and has reviewed Potentially Vulnerable Areas (PVAs) and Local Plan Districts. West Lothian has five such PVAs within Local Plan District 10 – The Forth Estuary. These areas include:
  - The Forth Estuary (South) Coastal (three different defined areas);
  - The River Avon; and
  - The River Almond.

- SEPA's indicative flood mapping shows that some parts of some settlements in West Lothian may be subject to flood risk from more extreme events as set out below including:
  - parts of Broxburn and Uphall from the Brox Burn;
  - small parts of Linlithgow Bridge from the Mains Burn;
  - part of Bathgate from the Bog Burn;
  - a small part of the southern end of Blackburn from the River Almond;
  - small parts of Whitburn from the White Burn;
  - small parts of Polbeth from the Harwood Water; and
  - small parts of Livingston from the River Almond, the West Calder Burn and Murieston Water.

### **Sustainable Urban Drainage Systems (SUDS)**

Since 1999 the provision of SUDS has been required in all new developments. Accordingly there is a significant amount of SUDS infrastructure across the Council area. These are not without issues as many as still not adopted and there are concerns whether many were built to the approved specification

### **5.3 Likely Future Changes without the Implementation of the Plan**

#### **River basins and catchments**

- Impacts on river basins and wider catchments are generally controlled by SEPA's Controlled Activities Regulations (CAR) licensing scheme. The LDP will play an important role in directing inappropriate development away from river basins and catchments which are under pressure. The absence of an LDP will make it more difficult to protect vulnerable basins and catchments from inappropriate development

### **Pressures and impacts on ecological status of waterbodies**

- The LDP, and its subsequent revisions, will be able to identify some environmental improvement projects promoted through the River Basin Management Plan which will act as measures to reduce impacts on the ecological status of water bodies. Without the LDP, the promotion of these projects through the planning system and consequently potential implementation by developers, will become more difficult.

### **Water pollution**

- Point source pollution caused by sewage disposal is by far the most widespread pressure impacting on the ecological status of waterbodies. Although Scottish Water have been identified as the lead agency in combating this pressure through increasing treatment, the Local Development Plan can assist by directing new development towards areas where there is spare sewerage infrastructure capacity, such as around Livingston. Without the LDP therefore, this assistance will not be available.

### **Morphological impacts on waterbodies**

- The Local Development Plan can assist in delivering measures to reduce the impact caused by morphological alterations through promoting developments which will deliver improvements such as the de-culverting of watercourses, removal of barriers to fish migration and restoration of burns to their natural course. Without the LDP therefore the delivery of these measures will not be able to be influenced.

### **Groundwater quality**

- The absence of the LDP will have no impact on groundwater quality.

### **Lochs, ponds, standing waters**

- The absence of the LDP will reduce the ability of the Council to prevent development which would have an adverse impact on lochs, ponds and standing waters. This is particularly relevant to the Linlithgow area with its complex catchment.

### **The coastal environment**

- The absence of the LDP may lead to unregulated development adversely affecting the coastal environment.

### **The marine environment**

- The Marine Environment has been regulated through the Scottish Marine Regions from 2012. As the LDP is not intended for adoption before 2015/16, the absence of the LDP will have no effect on the existing marine environment.
- As the small section of the marine environment abutting West Lothian in the form of the Firth of Forth is a Natura 2000 site, the LDP would not be able to promote any proposal which would be likely to have an adverse effect on the integrity of the site due to the requirements of the Habitats Regulations Assessment, therefore the absence of the LDP would have no negative effect on the marine environment.

### **Areas of flood risk**

- The LDP will play an important role in directing development away from areas of Flood Risk. Without the LDP therefore, there is a greater likelihood of development being promoted in an area of flood risk. However, there are currently important safeguards built into the development management system to ensure that SEPA are given the opportunity to object to planning applications if they are likely to be at risk of flooding, or are likely to exacerbate the risk of flooding elsewhere. Consequently, the absence of an LDP would be unlikely to have significant negative effects with regard to areas of flood risk.
- The LDP could encourage the establishment in upper catchment areas of major woodland planting schemes as part of the Central Scotland Green Network to reduce the rate of run-off from land into watercourses. The absence of the LDP would make these opportunities more difficult to realise.

## 5.1 Current Environmental Protection Objectives

- The following plans, programmes and strategies have been reviewed to gain a full understanding of the environmental objectives for this topic area:

Water Framework Directive 2000/60/EC;

Floods Directive 2007/60/EC

Water Environment and Water Services (Scotland) Act 2003 (WEWS Act);

Scotland River Basin Management Plan (2009) and;

Flood Risk Management (Scotland) Act 2009.

- Water related policies aim to protect water resources and achieve an improvement in their ecological condition where appropriate. River Basin Management Plans, which were prepared under the Water Framework Directive and WEWS Act set specific objectives for the protection and improvement of water resources within each river basin.
- The Flood Risk Management (Scotland) Act requires a more integrated and sustainable approach to flood risk management and prescribes a new responsibility local authorities to exercise their flood risk related functions with a view to reducing overall flood risk.

## 5.5 How Objectives Have Been Taken into Account

- The preparation of the Local Development Plan Main Issues Report has been subject to a process of environmental assessment which has helped to identify and refine the preferred strategic vision, and preferred option for addressing each main issue.

- In order to undertake this process of environmental assessment the current environmental protection objectives have been translated into a set of SEA objectives and assessment questions with which to assess each strategic vision option and option for addressing each main issue. SEA objectives for the water topic are shown in the table below:

<b>SEA Objectives</b>	<b>Assessment Questions</b>
<p>Prevent deterioration and enhance the status of the water environment (Water Framework Directive)</p> <p>Achieve good ecological status (Water Framework Directive)</p> <p>Reduce water pollution (Water Framework Directive)</p> <p>Promote sustainable water use (Water Framework Directive)</p> <p>Contribute to the mitigation of floods and droughts (Water Framework Directive)</p> <p>Ensure that new development avoids areas of flood risk and safeguards the functional flood plain</p> <p>Reduce overall flood risk</p> <p>Maximise the potential of SUDS to ameliorate pluvial flood risk</p>	<p>Does the option prevent the deterioration of the water environment</p> <p>Does the option enhance the status of the water environment?</p> <p>Does the option avoid areas of flood risk?</p> <p>Does the option increase or reduce overall flood risk?</p> <p>Does the option contribute to the mitigation of floods and droughts?</p> <p>Does the option reduce or create water pollution?</p> <p>Does the option present the opportunity to ameliorate pluvial flood risk through introduction of SUDS?</p>

**Table 9: Water – SEA Objectives and Assessment Questions**

The results of assessment are shown in section 4 and Appendix 2B of the Environmental Report.

## **6. Air**

### **6.1 Existing Environmental Issues**

#### **Strategic Environmental Issues**

- An Air Quality Management Area (AQMA) was designated for the Main Street, Broxburn area in March 2011 for a breach of the NO<sub>2</sub> and PM<sub>10</sub> objective levels.
- The Council is also considering an AQMA in Linlithgow Town Centre for a breach of the NO<sub>2</sub> and PM<sub>10</sub> levels.
- Generally the level of emissions from individual vehicles is decreasing as emission control technologies improve. However, the increase in volume of traffic has counteracted this.

#### **Other Environmental Issues – Dust**

- West Lothian has a breach of particulates (PM<sub>10</sub>) in the Broxburn AQMA

#### **Ambient Air Quality**

- Increase in car use and congestion in traffic cause negative impact on air quality in general.

#### **Release of Specific Emissions**

- Traffic in Linlithgow town centre is causing increased concentrations of nitrogen dioxide and particulate matter. Air quality is being monitored closely in the High Street area for exceedances of air pollution objectives.
- A potential future problem is with biomass combustion, both domestically and industrially.

#### **Industrial Emissions (CO<sub>2</sub>, NO<sub>x</sub>, SO<sub>2</sub>)**

- West Lothian has no known air quality issues with industrial emissions of CO<sub>2</sub>, NO<sub>x</sub> and SO<sub>2</sub>.

## 6.2 Existing Environmental Characteristics

### Air Quality Management Areas

- The Council is required to review and assess air quality for seven pollutants in the Council area. The Scottish Government has set objectives for these seven pollutants. An Air Quality Management Area (AQMA) is required where an air quality objective is, or is likely to, be breached. An Action Plan is then required, this states the actions the Council will take to ensure that objectives are met.
- The air quality objectives are generally being met in the West Lothian area. The exceptions are for nitrogen dioxide and particulate matter (PM10) in the Broxburn AQMA. These have been highlighted in the environmental issues section

### Dust

- PM10 (small particles) is being monitored at three sites across West Lothian.

### Ambient Air Quality

- Background air quality in the Council area is derived from the national background concentrations of NO<sub>x</sub> and PM10 in 1km grid squares. PM10 background concentrations are generally below 15µg/m<sup>3</sup> with NO<sub>x</sub> concentrations generally below 20µg/m<sup>3</sup>.

### Release of specific emissions

- Emissions from road traffic are the predominant source of PM10 and nitrogen dioxide.
- Domestic coal and biomass combustion can also contribute to increased air quality concentrations of PM10.

### Industrial Emissions (CO<sub>2</sub> NO<sub>x</sub> SO<sub>2</sub>)

- West Lothian has no known air quality issues with industrial emissions of CO<sub>2</sub>, NO<sub>x</sub> and SO<sub>2</sub>.

### **6.3 Likely Future Changes without the Implementation of the Plan**

#### **Air Quality Management Areas (AQMA)**

- A number of AQMAs have been declared, or considered in West Lothian in recent years in relation to high concentrations of vehicle emissions. In the absence of the LDP, poorer land use / transportation integration is likely to increase car trips and emissions, leading to an increase of the number of AQMAs designated due to high concentrations of vehicle emissions.

#### **Dust**

- Any breaches of air quality management objectives in relation to particulate matter are controlled through distinct AQMA action plans. The absence of the LDP will not change this situation.
- The LDP has the opportunity to influence where new land and industrial uses which are likely to create significant particulate matter are located. In the absence of the LDP, these uses are more likely to be located in inappropriate locations.

#### **Ambient Air Quality**

- Levels of NO<sub>x</sub> and PM<sub>10</sub> are most likely to be influenced by technological improvements to car emission technology. An increased usage of electric motor vehicles has the potential to have the biggest impact on ambient air quality, but currently is hindered by a generally slow take-up of this technology. Neither of these will be influenced by the absence of the LDP.

#### **Release of Specific Emissions**

- In the absence of the LDP, land use / transportation integration is likely to be less effective. Residential sites are more likely to be in less accessible locations. Investment in sustainable transport infrastructure is less likely to be effectively delivered and co-ordinated with development.
- Without the LDP, control over the location of large scale biomass combustion activities will be reduced.

## **Industrial Emissions (CO2 NOx SO2)**

- Industrial operations and other large processes which cause industrial emissions are regulated by SEPA. However, the LDP will dictate the scale of industrial (employment) allocations within the area and therefore the potential scale of overall industrial emissions. Without the LDP, it will be more difficult to control the overall scale of industry and therefore the overall scale of industrial emissions.

### **6.4 Current Environmental Protection Objectives**

The following plans, programmes and strategies have been reviewed to gain a full understanding of the environmental objectives for this topic area:

The Air Quality (Scotland) Regulations 2000, The Air Quality (Scotland) Regulations 2002  
2008/50/EC Directive on ambient air quality and cleaner air for Europe; and

The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007).

- Air quality targets have been set at the European and UK levels. The Air Quality Strategy for England, Scotland, Wales and Northern Ireland in 2007 sets objectives for Particulate Matter (PM), oxides of nitrogen (NOx), sulphur dioxide (SO2) and ozone (O3) amongst others. In general, good progress is being made towards meeting them in the West Lothian area.

### **6.5 How Objectives Have Been Taken into Account**

The preparation of the Local Development Plan Main Issues Report has been subject to a process of environmental assessment which has helped to identify and refine the preferred strategic vision, and preferred option for addressing each main issue.

In order to undertake this process of environmental assessment the current environmental protection objectives have been translated into a set of SEA objectives and assessment questions with which to assess each strategic vision option and option for addressing each main issue. SEA objectives for the air topic are shown in the table below:

SEA Objectives	Assessment Questions
Keep air pollution below Local Air Quality Management thresholds	Will the option lead to Local Air Quality Management thresholds being breached?
Minimise the need to travel by private car and promote sustainable transport modes	Does the option minimise the need to travel by private car? Does the option promote the use of sustainable transport modes?

**Table 10: Air – SEA Objectives and Assessment Questions**

The results of assessment are shown in section 4 and Appendix 2B of the Environmental Report.

**7. Climatic Factors**

**7.1 Existing Environmental Issues**

**Strategic Environmental Issues**

- Climate change is likely to make the occurrence of extreme flooding events more common and more severe due to increased, more intense precipitation.
- Fluvial flooding poses a threat in parts of Broxburn and Linlithgow, and has been exacerbated in some cases by new development.
- In future there may be a need to abandon areas which are increasingly prone to flood risk and find land for relocating uses from within the abandoned areas.
- The adequacy of existing flood defenses to prevent flooding from an increasing flood risk due to climate change may need to be re-assessed.

## **Other Environmental Issues:**

### **Greenhouse gas emissions (CO<sub>2</sub>, CH<sub>4</sub>, CFC)**

- There is considerable scope for improvement in the energy efficiency of the built environment, although it's arguable how much scope there is to influence the situation directly through the planning system.
- Combined Heat and Power and district heating schemes are as yet uncommon, and their potential for energy saving is relatively under utilised.
- There is some renewable energy potential in the area, although much of it is at a domestic and community scale. There are some key constraints on the development of wind energy, including the urban nature of the area, protection of the better quality landscapes in the area comprising Bathgate Hills and north Pentland Hills and conflict with bird habitats as well as aviation interests at Edinburgh Airport.
- Built heritage conservation objectives can restrict potential for increasing energy efficiency where this affects the building's structure and if it is located within a conservation area.
- New buildings are not routinely designed to maximise solar gain or to make the best use of on site renewables and as such are prospectively not meeting high standards of energy efficiency and low CO<sub>2</sub> production. The council has tried to lead the way through its design and procurement of new public buildings such as Partnership Centres at the new Civic Centre, Almondvale and also Bathgate and Balbardie Leisure Centre) and schools (e.g.; Breich Primary School)
- Regeneration of brownfield sites does not always make best use of existing buildings, with the preferred approach of demolition followed by new build. This can have the effect of increasing the imbedded use of carbon dioxide and other greenhouse gasses in the construction process.

### **Effects of future climate change**

- Large scale flooding may cause permanent damage to the quality of housing stock as it is increasingly difficult to get insurance for housing in areas at risk of flooding and large excesses can be demanded which make practical repairs unaffordable.

- There may be some opportunities for managing parts of the natural floodplain of larger rivers such as the Almond to attenuate flood waters, but this may conflict with the increased desire to protect land of prime agricultural quality. Areas of prime agricultural quality tend to be within the floodplain.

## 7.2 Existing Environmental Characteristics

### Greenhouse gas emissions (CO<sub>2</sub>, CH<sub>4</sub>, CFC)

- Data published by the Department of Energy & Climate Change (DECC) provides carbon dioxide emission estimates at local authority and regional level covering industry, commercial, domestic and road transport emissions. The figures from 2005 to 2011 indicate that carbon emissions are slowly decreasing across West Lothian, despite an increase in 2010 on the previous year due to an unusually cold winter.
- The most recent figures for 2011 show a 14% reduction on our 2007/8 baseline year and a 9% reduction on the previous year. However, West Lothian's emissions remain above the Scottish average. Emissions reductions are in the industrial, commercial and domestic sectors, while road transport has remained relatively static.

<b>ktCO<sub>2</sub></b>						
<b>Year</b>	<b>Population ('000s, mid-year estimate)</b>	<b>Industry and Commercial</b>	<b>Domestic</b>	<b>Road Transport</b>	<b>Total</b>	<b>Total (tCO<sub>2</sub> per person)</b>
2005	163.8	542.0	457.2	413.5	<b>1,441.4</b>	<b>8.8</b>
2006	165.7	551.9	453.5	411.9	<b>1,444.2</b>	<b>8.7</b>
2007	167.8	527.1	451.7	420.8	<b>1,427.8</b>	<b>8.5</b>
2008	169.5	530.7	456.7	411.7	<b>1,426.1</b>	<b>8.4</b>
2009	171.0	454.9	407.9	400.0	<b>1,288.4</b>	<b>7.5</b>
2010	172.1	528.8	436.3	397.1	<b>1,383.6</b>	<b>8.0</b>
2011	173.0	463.0	388.1	390.0	<b>1,260.0</b>	<b>7.3</b>

### Table 11: Carbon dioxide emission estimates for West Lothian

Source: *Local and Regional CO2 Emissions Estimates for 2005-2011* produced by Ricardo-AEA for DECC (see [www.gov.uk/government/organisations/departments-of-energy-climate-change/series/sub-national-greenhouse-gas-emissions-statistics](http://www.gov.uk/government/organisations/departments-of-energy-climate-change/series/sub-national-greenhouse-gas-emissions-statistics))

Note: 2005-2010 per capita data calculated using revised population data from [www.gro-scotland.gov.uk/statistics/theme/population/estimates/mid-year/time-series.html](http://www.gro-scotland.gov.uk/statistics/theme/population/estimates/mid-year/time-series.html)

#### Energy Efficiency

- There is considerable scope for improving the energy efficiency of the built environment, although built heritage conservation objectives can restrict this potential where measures affect the building's structure (and if it is located within a conservation area). New buildings in West Lothian are not routinely designed to maximise solar gain or to make the best use of on-site renewables, and as such are not meeting high standards of energy efficiency and low carbon design.
- The council has tried to lead the way through its design and procurement of new public buildings such as Partnership Centres at the new Civic Centre, Almondvale and Bathgate and Balbardie Leisure Centre, and schools such as Breich Primary School.

## Future climate Trends

- The UKCP 09 presents findings down to a local level. Details of the UKCP projections for West Lothian over the next 100 years based on a medium emissions scenario, presented in three time slices, are given in the Table below:

<b>UKCP09* Projected changes in summer and winter temperature and precipitation for West Lothian (Grid 805 - Medium Emissions)</b>					
		<b>2020s</b>	<b>2050s</b>	<b>2080s</b>	<b>Trend</b>
Winter	Mean temperature	<b>1.2°C</b> (0.5°C - 2.0°C)	<b>2.0°C</b> (1.0°C - 3.0°C)	<b>2.6°C</b> (1.4°C - 4.1°C)	<b>warmer</b>
	precipitation	<b>5%</b> (-2% - 14%)	<b>12%</b> (-2% - 24%)	<b>15%</b> (2% - 32%)	<b>wetter</b>
Summer	Mean temperature	<b>1.5°C</b> (0.6°C - 2.5°C)	<b>2.5°C</b> (1.2°C - 4.1°C)	<b>3.7°C</b> (2.0°C - 5.8°C)	<b>warmer</b>
	precipitation	<b>-6%</b> (-17% - 7%)	<b>-14%</b> (-28% - 1%)	<b>-17%</b> (-34% - 0%)	<b>drier</b>

\*UKCP09 provides probability ranges for future climate. The number in bold is the central estimate, while the 'very likely 10-90%' range is in brackets

**Table 12 – UKCP09 Projections for West Lothian**

- The main changes of importance to West Lothian, as drawn from the table above, include an overall rise in temperature, a decrease in summer rainfall and an increase in winter rainfall. It is also notable that the change in relative sea level is negligible. Nationally, the increased temperatures and changes in rainfall are being associated with risks of flooding, water shortage, rising sea levels and increased risk of diseases.
- While coastal flooding is an issue further along the estuary upstream towards Grangemouth and Stirling, it is not directly relevant to West Lothian
- There are localised flooding problems associated with a number of other watercourses in the area, most notably the Brox Burn and Bog Burn, Bathgate.
- No comprehensive data exists on the risk of flooding from pluvial sources or from Canals and Reservoirs.

### **7.3 Likely Future Changes without the Implementation of the Plan**

#### **Greenhouse gas emissions (CO<sub>2</sub>, CH<sub>4</sub>, CFC)**

- In the absence of the LDP, land use / transportation integration likely to be less effective. Housing sites are more likely to be in less accessible locations leading to an increased dependency on private car use. Investment in sustainable transport infrastructure is less likely to be effectively delivered and coordinated with development.
- Industrial operations and other large processes which cause industrial emissions are regulated by SEPA, however, the LDP will dictate the scale of industrial allocations within the area and therefore the potential scale of overall industrial emissions. Without the LDP it will be more difficult to control the overall scale of industry and therefore the overall scale of industrial emissions.

#### **Effects of future climate change**

- It is extremely hard to quantify how the implementation of the LDP, that sets out land use allocations in West Lothian over a 5 year period will influence climate change, it is equally difficult to predict how the absence of the LDP will affect climate change. Even though the LDP could potentially encourage the development of technologies which reduce overall greenhouse gas emissions, the eventual effect of this on climate change cannot be known.

#### **Climate change adaptation**

- The LDP will be able to influence the effects of climate change through promoting mitigation measures such as proposing flood defenses, promoting managed realignment schemes of water courses where there is know flooding issues and locating development in areas which are safe from flood risk. Thus, the absence of an LDP will reduce the ability of the Council to mitigate the effects of climate change.

## 7.4 Current Environmental Protection Objectives

The following plans, programmes and strategies have been reviewed to gain a full understanding of the environmental objectives for this topic area:

UK Climate Change Act 2008;

Climate Change (Scotland) Act 2009;

Climate Change Delivery Plan (2009);

Climate Change Adaptation Framework (2009);

Flood Risk Management (Scotland) Act 2009

UK Low Carbon Transition Plan (2009);

Conserve and Save: Consultation on the Energy Efficiency Action Plan (2009);

Scottish Government Renewables Action Plan (last updated 2011)

Energy Efficiency Action Plan- Formal Review and Annual Report (2013)

2020 Route map for Renewable Energy in Scotland (2011)

Low Carbon Scotland: Meeting our Emissions Reduction Targets 2013-2027: The Second Report on Proposals and Policies (RPP2)

Outline for a Draft Heat Vision (2013)

Scotland's Climate Change Declaration and West Lothian's Year 5 Report

The Climate Change Scotland Act sets out national targets for climate change, including an 80% reduction in greenhouse gas emissions by 2050. Energy policy highlights the importance of energy efficiency and the need to achieve a shift from fossil fuels to renewable sources of energy. The forthcoming Scottish Climate Change Adaptation Programme emphasizes the importance of adequate, planned adaptation to current and future climate scenarios to ensure the resilience of communities and natural and economic systems.

## 7.5 How Objectives Have Been Taken into Account

The preparation of the Local Development Plan Main Issues Report has been subject to a process of environmental assessment which has helped to identify and refine the preferred strategic vision, and preferred option for addressing each main issue.

In order to undertake this process of environmental assessment the current environmental protection objectives have been translated into a set of SEA objectives and assessment questions with which to assess each strategic vision option and option for addressing each main issue. SEA objectives for the climatic factors topic are shown in the table below:

	<b>SEA Objectives</b>	<b>Assessment Questions</b>
Climate Change Mitigation	Reduce all greenhouse gas emissions (carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, perfluorocarbons and sulphur hexafluoride).	<p>Make efficient use of existing infrastructure to reduce the need for additional facilities with associated emissions from pumping / treatment?</p> <p>Promote high energy efficiency standards?</p> <p>Promote sustainable principles including the use of solar gain through layout and design?</p> <p>Promote smaller housing at higher density?</p> <p>Promote tree planting and protection?</p>
	Reduce the impact of transport through a reduction in the need to travel and modal shift.	<p>Promote development patterns that reduce need to travel?</p> <p>Promote mixed use development?</p> <p>Allocate sites close to existing public transport routes?</p>

	<b>SEA Objectives</b>	<b>Assessment Questions</b>
		<p>Prioritise the reuse of brownfield land?</p> <p>Support car free developments?</p>
	<p>Reduce energy use, increase energy efficiency and enable renewable energy generation.</p>	<p>Provide a spatial framework for renewables development in appropriate locations?</p> <p>Support the provision of microrenewables on buildings or in developments?</p> <p>Encourage district heating including options for Combined Heat and Power?</p>
	<p>Reduce resource use.</p>	<p>Provide a spatial framework for new waste facilities such as recycling, composting and thermal treatment?</p> <p>Help to reduce waste in development of new buildings and encourage the reuse of construction waste?</p>
	<p>Reduce carbon loss from soils.</p>	<p>Protect high carbon soils from loss/ sealing through new development?</p> <p>Restrict commercial peat extraction?</p>
	<p>Resilience to increase in precipitation flood risk and flooding</p>	<p>Avoid building in flood risk areas?</p> <p>Increase resilience to floods through use of Sustainable Drainage Systems</p> <p>Ensure that any new essential infrastructure and service</p>

	<b>SEA Objectives</b>	<b>Assessment Questions</b>
		<p>developments are not at flood risk?</p> <p>Ensure the creation of permeable surfaces and greenspace in new developments?</p>
	Resilience to increased high winds and storminess	Ensure that development takes into account drainage and sewerage infrastructure capacity in light of increased storm events?
	Resilience to warmer climate, droughts and heat waves.	<p>Enhance green networks and avoid development patterns that fragment habitat corridors?</p> <p>Encourage design for environmental performance – reduce the need for cooling and help to address urban heat island effect?</p> <p>Encourage the use of green roofs, protect and expand greenspace and tree cover?</p> <p>Consider future water needs and availability when planning new development?</p> <p>Encourage the use of rainwater and greywater?</p>
	Resilience to erosion and landslides	<p>Avoid new development in areas at risk of erosion?</p> <p>Protect and expand native woodland cover?</p>

**Table 13: Climatic Factors – SEA Objectives and Assessment Questions**

The results of assessment are shown in section 4 and Appendix 2B of the Environmental Report.

## **8. Material Assets**

### **8.1 Existing Environmental Problems**

#### **Strategic Environmental Issues**

- Traffic growth and increasing car dependency is a key problem.
- Off-road cycle and footpath infrastructure is still insufficiently developed to make these modes attractive. While Livingston, as a former new town, supports an extensive 400km network of cycle paths within its green way structure, it remains isolated from the surrounding traditional towns in the central area, as well as separated by the Bathgate Hills from Linlithgow.
- School travel is a particular issue, with an increasing proportion of children continue to be taken to school by car.
- Little is known about how adequate the remaining capacity of existing stone and sand & gravel quarries in the Council area is to meet future levels of development in the local market area.

#### **Other Environmental Issues:**

##### **Quality of the built environment**

- Quality of design is still generally poor, and there is a lack of local distinctiveness, particularly in new suburban housing developments but also in the “Lowland Crofting” Initiative developments. Some recent high profile examples of good design of public buildings and some notable private examples may help to raise expectations.
- Care of and investment in the public realm is generally poor, though efforts have been made in the traditional town centres of Armadale, Bathgate, Broxburn / Uphall, Linlithgow and Whitburn but it also suffers from reductions in budgets for maintenance.

## **Low Carbon and Renewable Energy**

- There is some renewable energy potential in the area, although much of it is at a domestic and community scale.
- There are some key constraints on the development of wind energy, including the built-up nature of the area, wish to protect the better landscape areas and conflict with bird habitats and Edinburgh Airport aviation interests.

## **Environmental infrastructure**

- Certain SUDS features have not been constructed properly or have undergone inadequate maintenance resulting in their poor performance.
- There are certain parts of West Lothian which are suffering sewerage network capacity constraints, whilst Scottish Water will fund the timely upgrading of Waste Water Treatment Works and Water Treatment Works, pipe network constraints must be funded up front by developers with a reasonable costs contribution to cover part of the cost of this work payable once connections are made. This can act as a barrier to development.
- There are a number of areas served by combined sewers where the majority of capacity is taken up by surface water. This is a particular issue in Linlithgow. There may be circumstances where surface water can be captured before it enters the system, attenuated, treated and then discharged to a nearby watercourse thereby creating enough capacity for new development to connect to the existing combined system.

## **Transport infrastructure**

- Past and present planning and transportation policies have been largely unsuccessful in reducing overall car use. Car ownership in the area is still relatively low giving potential for further increases as levels of prosperity rise.
- Further growth in traffic results from development situated at settlement fringes and / or rural locations where more trips are required to reach range of services and / or employment and public transport is limited.

- Increasing car usage creates problems with the viability of bus services, particularly in rural areas.
- Relatively low levels of congestion in the area, combined with relatively cheap and abundant car parking at Almondvale (though it has recently moved to introduce parking charges) and also available in the traditional town centres and employment sites, along with still poor public transport coverage and connections, makes it difficult to effect a significant change in modal shift.
- Off-road cycle and footpath infrastructure is still insufficiently developed to make these modes attractive, although good progress has been made on providing the strategic east – west cycle path alongside the A89. School travel is a particular issue, with an increasing proportion of children taken to school by car.
- The area is well served by the rail network, but accessibility to stations is a problem, with car parking inadequate to cope with demand despite new parking improvement schemes in Linlithgow and at Livingston North and Uphall Station on the re-instated Bathgate – Airdrie rail line.

### **Rights of way and cycle routes**

- Countryside access provision has improved over recent years. The Land Reform Act will increase general access opportunities but there will be a need to manage the increased demand. The West Lothian Core Path Plan outlines the current key strategic network, but there are opportunities through the Core Development Area expansions as well as implementing the Central Scotland Green Network.

### **Minerals**

- Recycling of materials and the use of materials from sustainable sources in new development is not routinely practiced and this is not yet seen as a factor that the planning system can influence strongly.
- Numbers of opencast coal extraction schemes in the area have fallen since the 1980's and 90's due to market conditions, but this could change in the future. There is currently one open cast operation at Rusha Farm south west of West Calder. Existing opencast coal workings and quarries have significant cumulative environmental impacts with regard traffic generation, noise levels, air quality and impact on landscape quality.

## 8.2 Existing Environmental Characteristics

### Quality of the built environment

- General quality of the urban environment is very variable. Whilst there are some areas of high quality that project a positive image (e.g. Almondvale – “The Centre”), the area’s traditional industrial and mining background, insensitive past development in the post war period and the design and associated road improvements with Livingston town; have all contributed to a level of fragmentation and neglect in the townscape.
- This variability in quality has made it more difficult to raise standards of design in new development. However, some key recent developments in Livingston and at “Heartlands”, Whitburn, have set a new benchmark for quality in design and landscaping.
- As with other local authorities across Scotland and the UK, there is a problem with “volume builder” housing which does not aid settlement identity or distinctiveness. This has been a particular problem in south Livingston
- The quality and image of settlements is heavily influenced by their centres. Whilst Livingston Town Centre remains buoyant and continues to attract investment, it still suffers from lack of 24-7 use through residential uses such as flatted development. With the smaller traditional district town and local village centres; despite recent investment in the public realm improvements in the 5 traditional town centres, the smaller centres still suffer from a general poor environment and require additional improvements.

### Low Carbon and Renewable Energy

- Combined Heat and Power and district heating schemes are gathering momentum in Scotland, although their potential for energy saving is under utilised. District heating networks make better use of our resources, reducing the carbon intensity of heating and hot water. The Council is working with Scottish Government on the development of a Heat Map to support the planning and deployment of local low-carbon energy projects in West Lothian.

- There are a wide range of opportunities for renewable and low carbon energy in West Lothian, and government incentives such as the Feed in Tariffs (FiT) and Renewable Heat Incentive (RHI) have led to an uptake in their implementation. Biomass may have some limited commercial potential, while other forms of renewable and low carbon heat such as geothermal technologies have potentially wide applications at both a domestic and commercial level.
- Hydro has very limited community scale potential (e.g. micro-HEP projects on the Water of Leith downstream from Harperrig Reservoir). Solar photovoltaic and thermal technologies have the potential to be widely implemented. Geothermal has potential wide application at domestic level (ground source heat pumps).
- There is further potential in West Lothian for wind energy development and the Council has recently undertaken a Landscape Capacity Study available at: <http://www.westlothian.gov.uk/SPG> under the heading Renewable Energy. There are no areas in West Lothian with significant capacity due to landscape sensitivities, however particular opportunities have been identified within purpose built business parks and campuses. Potential also exists for domestic and community scale wind energy developments.
- The availability of larger turbines combined with an increase in their efficiency has meant that areas which were previously precluded from wind energy development are now seen as more attractive by the industry. Within West Lothian there is increasing interest for single turbines, in a range of tip heights as high as 130m to tip. The main driver for this is the introduction of the Feed in Tariff in April 2010. A set rate is paid for each unit (KWh) of energy generated and offers significant savings on energy bills and also direct financial return. This is particularly attractive in the agricultural sector.
- There are currently 69 wind turbines operational within West Lothian There are planning applications pending consideration for a further 37 turbines. 43 turbines are at the EIA screening or scoping stage. 19 turbines applications have been refused and similarly 19 applications withdrawn.

Table14 below summarises the situation (see Map 8):

LOCATION	Description of proposal	Section 36	Screening	Scoping	Application	Number of turbines
Ainville Farm, by Kirknewton,	Erection of a 35m (to blade tip) wind turbine				0809/FUL/11 GRANTED	1
Aldi distribution Centre, Pottishaw Road, Bathgate	EIA screening opinion for a 99m high (to blade tip) wind turbine		0620/FUL/12 EIA not required			1
Arden, East Whitburn	Installation of micro wind turbine				0034/H/07 GRANTED	1
Baad Park Cottage, Kirknewton	Erection of 1 no. 17.75m high (6KW) wind turbine				0336/AGR/10 GRANTED	1
Bathgate Sports Centre	Erection of 2 wind turbines (32.5m in height to tip) at (East Gate), Torphichen Road					2
Beecraigs, Linlithgow	Erection of a 552sqm eco centre building , wind turbine (23m high to tip)				0548/FUL/09 GRANTED	1
Blackburn Road, Bathgate	Erection of two 10.6m high micro wind turbines with associated works at Tesco Stores				0051/FUL/09 GRANTED	2
Blackhill Farm, West Calder	EIA screening opinion for two 54.7m high (to blade tip) wind turbines		0729/EIA/12 EIA not required			
Blacklaw, Fauldhouse	Erection of 42 turbines at Blacklaw	GRANTED (no ref )				4 (in WL)
Blacklaw, Fauldhouse	PHASE 1-formation of a 760ha extension to windfarm to provide an additional 23 x 126.5m high turbines	0103/EXC/08 GRANTED				11
Braehead Farm, Fauldhouse,	EIA screening opinion for a 78m wind turbine		0425/EIA/12 EIA not required			1
Breich Farm, West Calder	EIA screening opinion - development of two 50kW wind turbines at 47m to tip		0430/FUL/12 EIA not required			2
Cairns House, Kirknewton	Erection of a wind turbine (18m to hub, 23m to tip)				0845/FUL/09 GRANTED	1
Cairns, Kirknewton	Erection of a 28m high (to blade tip) wind turbine				0160/FUL/11 GRANTED	1
Camilty, near Harburn	EIA scoping opinion for 14 wind turbines, 3.4 mw			0540/EI		14

LOCATION	Description of proposal	Section 36	Screening	Scoping	Application	Number of turbines
	(total 47.6 mw), 130 m high (to blade tip)			A/12 issued		
Camilty, near Harburn	Proposal of application notice for the erection of 6 no. 132m high (to blade tip) wind turbines				0829/PAC/12	6
Carmondean Centre, Livingston	Erection of a wind turbine at Kwik Fit,				0660/FUL/09 GRANTED	1
Cathlawhill, Torphichen	Erection of a single wind turbine at 34m in height to tip				0471/FUL/10 GRANTED	1
Cowhead	EIA screening opinion for 3 no. 80m high (to blade tip) wind turbines		0593/EIA/12 EIA required			3
Dreghorn Cottage, Bathgate	Erection of a horizontal access wind turbine (15m to hub and 17.5m to tip)				0699/H/09 GRANTED	1
Dreghorn Cottage, Bathgate	Planning permission for permanent wind turbine 15m single turbine				0669/H/11 GRANTED	1
Dreghorn, Bathgate	Erection of a domestic wind turbine (under 10m in height)				0001/H/09 GRANTED	1
Droevend Cottage, Kirknewton	Erection of a 23m high (to tip) wind turbine				0101/FUL/10 GRANTED	1
East of Breich	EIA screening opinion for two 47m high (to blade tip) wind turbines		0665/EIA/12			2
Fauch Hill	Section 36 proposal at Fauch Hill for 23 turbines (125m to blade tip)	0077/ EXC/12 CURRENT				23
Harburnhead, West Calder	Consultation on formation of a wind farm consisting of 22 turbines (126m to blade tip)	0834/EXC/11				22
Hardhill Farm, Sibbalds Brae Bathgate	Erection of 2 roof based wind turbines				0145/FUL/05 GRANTED	2
Hardhill, Bathgate	Erection of a wind turbine (18m high to tip)				0834/FUL/06 GRANTED	1
51 Herd Green, Livingston	Extension to house and erection of a wind turbine				0456/H/07 GRANTED	1
46 Kirkfield View, Livingston	Installation of a wind turbine				0877/H/08 GRANTED	1
Knock Farm, Bathgate	EIA screening opinion for 4 no. 70m high (to blade		0744/EIA/12			(4)

LOCATION	Description of proposal	Section 36	Screening	Scoping	Application	Number of turbines
	tip) wind turbines		EIA required			
Limefield Farm, Limefield Road, Bathgate	EIA screening opinion for a 35m (to blade tip) wind turbine		0815/EIA/12 EIA not required			1
Midseat Farm, Bathgate	Erection of a 19.81m high wind turbine (to tip)				0785/FUL/09 GRANTED	1
Midseat Farm, Blackburn	Erection of a wind turbine (18.3m to hub and 24.8m to blade tip)				0064/FUL/10 GRANTED	1
Midseat Farm, Blackburn	EIA Screening opinion for 2 no. 35m (to blade tip) wind turbines		0816/EIA/12 EIA not required			2
Muldron Farm, Fauldhouse,	EIA screening opinion for a 78m high (to blade tip) wind turbine	0424/EIA/12 EIA not required				1
6 Nasmyth Square, Livingston	Erection of a wind turbine (6m in height, 4.5m in width) and 120 solar panels				0212/FUL/10 GRANTED	1
Netherhouses Farm, Armadale,	Erection of a 20m high (to blade tip) wind turbine				0459/FUL/12 GRANTED	1
Overhillhouse Farm	Two turbines, each with a capacity of 275kW and being 55m to hub and 71m to tip			SCOPE		2
Pateshill Farm, Addiewell	Erection of 7 no. 102m high wind turbines				0836/FUL/05 GRANTED	7
Pearie Law, Addiewell	Site at Pearie Law, by North Cobbinshaw / Cobbinshaw Reservoir for 6 no. turbines 125m to tip				0267/FUL/12 CURRENT	6
Pates Hill extension	EIA scoping opinion for 3 no. 110m (to tip) wind turbines		0635/EIA/12 EIA required	Scoping 0790/ EIA/12		(3)
Quarter, Drumcross, Bathgate	Erection of a 9m high micro wind turbine				1073/FUL/06 GRANTED	1
Riverside Lea, Blackburn	Erection of a domestic wind turbine and installation of flood lighting for riding arena				0253/H/07 GRANTED	1
Ronoc Ridge, Swineabbey, East Whitburn	Erection of a double garage with ancillary accommodation, installation of a dormer window and erection of a wind turbine				0632/H/09 GRANTED	1
Springfield Farm,	EIA screening opinion for two 84m high (to blade		0646/EIA/12			2

LOCATION	Description of proposal	Section 36	Screening	Scoping	Application	Number of turbines
Armadale	tip) wind turbines					
Standhill Farm, Blackridge	Erection of a 25 m (to blade tip) wind turbine				0061/FUL/12 GRANTED	1
Standhill Farm, Blackridge,	EIA Screening opinion for three 80m to tip wind turbines		0426/EIA/12 EIA required			3
13 Stoneheap Crofts, Stoneyburn	Erection of a wind turbine (14.7m high to tip)				0976/FUL/07 GRANTED	1
Swineabbey Farm, Blackburn	Erection of a 45.9m high (to blade tip)				0417/FUL/12 APPROVED	1
Tiroran, 49C Main Street, Stoneyburn	Erection of a wind turbine				0112/H/07 GRANTED	1
Tormywheel, Fauldhouse	Erection of 15 x 102m High masts				0042/FUL/05 GRANTED AT APPEAL	15

**Table 14: Wind Farm Development in West Lothian (January 2013)**

## Environmental infrastructure

- SUDS are now routinely used for surface water treatment and / or attenuation in new development.
- There are currently 12 waste water treatment works within West Lothian with varying spare capacity shown in table 15 below (The background paper on Infrastructure provides more detail):

SETTLEMENT	WWTW	CAPACITY
ARMADALE	Blackburn	Limited
	Armadale	Capacity
ADDIEWELL & LOGANLEA	East Calder	Insufficient
BATHGATE	Bathgate	Capacity

SETTLEMENT	WWTW	CAPACITY
	Blackburn	Limited
BLACKBURN	Blackburn	Limited
BLACKRIDGE	Blackridge	Capacity
BREICH	East Calder	Insufficient
BRIDGEND	Bridgend	Capacity
BROXBURN	Newbridge	Limited
DECHMONT	Newbridge	Limited
EAST CALDER	East Calder	Insufficient
EAST WHITBURN	Blackburn	Limited
ECCLESMACHAN	Newbridge	Limited
FAULDHOUSE	Fauldhouse	limited
GREENRIGG	Whitburn	limited
KIRKNEWTON	East Calder	Insufficient
LINLITHGOW /LINLITHGOW BRIDGE	Linlithgow	Capacity
LIVINGSTON	East Calder	Insufficient
	Livingston	Insufficient
LONGRIDGE	East Calder	Insufficient
MID CALDER	East Calder	Insufficient
NEWTON	Newton septic tank	Insufficient
PHILPSTOUN	Philpstoun	Limited
	NEWTON (Septic Tank)	Limited
POLBETH	Livingston	Insufficient
PUMPHERSTON	East Calder	Insufficient
SEAFIELD	Blackburn	Insufficient
STONEYBURN	East Calder	Insufficient

SETTLEMENT	WWTW	CAPACITY
THREEMILETOWN	Burnside Septic Tank	Insufficient
	Threemiletown Septic Tank	Insufficient
TORPHICEN	Torphichen	Limited
UPHALL	Newbridge	Insufficient
UPHALL STATION	East Calder	Insufficient
WEST CALDER	East Calder	Insufficient
	Livingston	Insufficient
WESTFIELD	Westfield	Capacity
	Philpstoun	Limited
WHITBURN	Whitburn	Limited
WILKIESTON	Linburn	Insufficient
	Camps (Septic Tank)	Insufficient
WINCHBURGH	Winchburgh	Capacity

**Table 15: Capacity at West Lothian Waste Water Treatment Works**

- West Lothian is served by three different water treatment works (WTw) – Balmore (west of Kirkintilloch), Pateshill (south West Lothian), Marchbank (south of Balerno)
- Based on Ofgem micro-generation data on schemes that have applied for Feed-in Tariff accreditation up to 30th September 2013, there is currently 2.9 MW of photovoltaic installed capacity in the West Lothian Council area, this equates to around 0.17% of UK PV micro-generation capacity.

## Transport infrastructure

- The West Lothian area is well placed and connected to Central Scotland's motorway network (M8 cutting through the centre of the district with the M9 to north) and national rail links (12 mainline stations giving access to Edinburgh / Glasgow (Queen Street and Central Stations) and also Edinburgh / Dunblane mainline services. Bus services are relatively dense, serving most communities reasonably regularly.
- 2009 household survey records 73% travel to work or study by driving a car or van, 6% are passengers in cars, 6% use the bus, 8% walk, 1% travel by train, and 6% work from home.
- Approximately 67% of the population are employed or in full time education in the Council area.
- 24.4% of households do not own a car, this is the same as the national average.
- Traffic congestion is relatively localised and occurs at peak hours.
- The Union canal serves as excellent strategic off-road pedestrian and cyclist route.

## Rights of way and cycle routes

- There has been substantial investment in the footpath network within West Lothian over recent years, by the council as well as partners including Sustrans and Scottish Canals and helped by the Central Scotland Forest Trust.
- West Lothian has an improving network of paths and the Countryside Access Strategy (2000) prioritises and implements improvements to strategic and local networks around towns and linking communities. This is reinforced by the West Lothian Core Path Plan adopted in 2013.
- West Lothian's Core Paths Plan shows a network of nearly 130km (210 miles) of paths. (See map 10).
- Outwith Livingston and along the strategic A89 corridor, there are presently few dedicated cycle routes, although new roads are generally now constructed with integrated cycle paths.

## Recreational facilities

- Sports facilities within all 11 High Schools across West Lothian are available for use in the evening and on weekends. Facilities available include public swimming pools, games halls, astro-turf facilities, gym halls and dance studios
- There are 10 sports or leisure centres and games halls across West Lothian, in addition there are 14 golf courses 13 rugby pitches 4 cricket pitches and 3 athletics tracks.
- There are over 112 full size sports pitches across West Lothian. There are 23 Synthetic Turf Pitches (STP) across the county at various venues.
- There are now some 42 community education facilities throughout West Lothian. These vary significantly in terms of the size and mix of facilities, and hence the uses to which they can be put. Approximately 12 of the Community Education Centres have some facilities that can be used for limited sporting activity i.e. a one badminton court size hall, and a further five centres which have more significant sports facilities e.g. larger sports hall, swimming pool, or both.
- One further education site in West Lothian, West Lothian College in Livingston, has its own indoor sports facilities.
- Other significant outdoor recreation resources include the Pentland Hills Regional Park, 3 Country Parks, the Union Canal and the River Avon Heritage Trail and the new John Muir Way.

## Minerals

- Deep coal has been mined from the Polkemmet pit, Whitburn but this closed in 1986
- The only active opencast workings in the area is at Rusha Farm south west of West Calder, although significant reserves of shallow opencast coal areas remain. Activity has reduced since the 1980s.
- Sand and gravel is worked at Levenseat Quarry to the south of Fauldhouse.
- There is a favourable supply of hard rock aggregates found in the area.
- Fireclay has also been mined in the area as part of open cast coal working and also at Armadale, but there are no current workings in the area.

### **8.3 Likely Future Changes without the Implementation of the Plan**

#### **Quality of the built environment**

- There is a suite of planning policies at national and local level which helps to dictate the quality of the built environment. In the absence of an LDP, these policy documents (Designing Streets, West Lothian Local Plan (2009), Residential Design Guide 2013) would be referred to as a fall back position. The absence of an LDP would remove the opportunity to depart from guidance within these documents to create policy framework which promoted an alternative design approach.
- The majority of the town centre regeneration proposals of the West Lothian Local Plan have been implemented. This has been helped by the substantial investment in the public realm of the traditional towns since 2007. Without the LDP new town centre regeneration proposals will not be able to be promoted where a need has arisen.

#### **Low Carbon and Renewable Energy**

- In the absence of a LDP, the limited policy advice contained within the West Lothian Local Plan would be used to assess applications for low carbon or renewable energy development. These policies for wind farm development are currently criteria based and do not set out a preferred area of search, although there is guidance for Wind Turbine below a certain size. It is not considered that the introduction of a preferred area of search for wind farm development would have any effect on the delivery of wind farms in West Lothian.

#### **Environmental infrastructure**

- The LDP presents an opportunity to direct new development to locations where there is sufficient capacity within water treatment works and waste water treatment works to accommodate development. Scottish Water is currently “funded for growth” so there is no current need to restrict the location of new development as further capacity within this environmental infrastructure will be created.

## **Transport infrastructure**

- The provision of new trunk road and railway stations / lines is governed by Transport Scotland. Thus the main effect that the LDP can have on transport infrastructure is through promoting proposals which aim to deal with problems on the local transportation network. In the absence of the LDP solutions to problems in the local transport network will not be able to be delivered as effectively.

## **Rights of way and cycle routes**

- The LDP has the opportunity to identify where development should contribute towards strategic improvements in the Core Path Network. In the absence of the LDP, it will be more difficult to secure developers contribution towards the improvement of that network.

## **Recreational Facilities**

- The LDP has the opportunity to identify sites for new recreational opportunities. Without the LDP new recreation proposals will not be able to be effectively promoted where a need exists.

## **Minerals**

- The Local Development Plan will influence the location and the overall scale of development and consequently the scale of aggregate use. The absence of a Local Development Plan could reduce the control that could be exercised over the scale of development and subsequent mineral use. In addition, in the absence of a LDP, mineral operations are less likely to be directed to environmentally acceptable locations that minimize impacts on surrounding communities.

## 8.4 Current Environmental Protection Objectives

The following plans, programmes and strategies have been reviewed to gain a full understanding of the environmental objectives for this topic area:

Scotland's National Transport Strategy (2006);

Strategic Transport Review (2009);

Scottish Planning Policy (2010); and

Designing Places (2001).

- The planning system highlights the need to allow the development of high quality, well designed, energy efficient housing. Efficient design will contribute to climate change abatement targets, as will transport emission reductions.
- In May 2011, the Scottish Government set a target for renewable sources to generate the equivalent of 100 per cent of Scotland's gross annual electricity consumption by 2020, with an interim milestone of 31 per cent by 2011.

## 8.5 How Objectives Have Been Taken into Account

The preparation of the Local Development Plan Main Issues Report has been subject to a process of environmental assessment which has helped to identify and refine the preferred strategic vision, and preferred option for addressing each main issue.

In order to undertake this process of environmental assessment the current environmental protection objectives have been translated into a set of SEA objectives and assessment questions with which to assess each strategic vision option and option for addressing each main issue. SEA objectives for the material assets topic are shown in the table below:

SEA Objectives	Assessment Questions
<p>Improve design quality within the built environment.</p> <p>Reduce levels of traffic congestion within West Lothian</p> <p>Reduce the rate of traffic growth on the road network.</p> <p>Protect against the fragmentation of the Core Path Network</p> <p>Improve the quality of the Core Path Network</p> <p>Improve the provision and distribution of recreation facilities throughout West Lothian</p> <p>Enable the development of low carbon and renewable energy technologies within West Lothian.</p> <p>Safeguard valuable mineral deposits from sterilisation through inappropriate development.</p> <p>Minimise demand on primary resources.</p>	<p>Will the option improve design quality within the built environment?</p> <p>Will the option reduce levels of traffic congestion within West Lothian?</p> <p>Will the option reduce the rate of traffic growth on the road network?</p> <p>Will the option protect against the fragmentation of the Core Path Network?</p> <p>Will the option improve the quality of the Core Path Network?</p> <p>Will the option improve the provision and distribution of recreation facilities across West Lothian?</p> <p>Will the option enable the development of low carbon and renewable energy technologies within West Lothian?</p> <p>Will the option safeguard against the sterilisation of valuable mineral resources?</p> <p>Will the option minimise demand on primary resources?</p>

**Table 16: Material Assets – SEA Objectives and Assessment Questions**

The results of assessment are shown in section 4 and appendix 2 of the Environmental Report.

## **9. Cultural Heritage**

### **9.1 Existing Environmental Issues**

#### **Strategic Environmental Issues**

- The Sites & Monuments Record includes many sites of uncertain date and character.
- Supplementary Planning Guidance (SPG) on the Historic Environment is to be drafted by the council and this will inform the local development plan. There would be benefits to having SPG in place to reinforce local plan policies on listed buildings and also to make up for the deficit left by the withdrawal of the Memorandum of Guidance and consolidate and build on existing provisions.

#### **Other Environmental Issues:**

##### **Scheduled ancient monuments**

- The area's Scheduled Ancient Monuments have generally been effectively safeguarded in recent times, but more attention may need to be accorded to the setting of sites; e.g. development at Kirkhill, north Broxburn and its impact on the adjacent iron age settlement and field system at Newbigging Craig.
- The Union Canal is an important part of West Lothian cultural and natural heritage and is also a Core Path and a valuable wildlife corridor, protected by nature conservation designations. Key development opportunity sites along the route, related to the Core Development Area allocations at Winchburgh and East Broxburn take advantage of canal-side setting and amenity.

##### **Listed buildings**

- A number of key listed buildings are redundant, deteriorating in condition and at risk unless a beneficial use is found.

### **Gardens and designed landscapes**

- While Historic Scotland and SNH continually consider additions to the inventory of Historic Gardens and Designed Landscapes, they do not anticipate any future additions in West Lothian. While the designated landscapes are well maintained, there are a number of built structures in poor repair which detract from their landscape character and value.

### **Conservation areas**

- Conservation areas and other areas of quality historic townscape have been subject to insensitive development, and there has been a lack of resources devoted to enhancement. Of particular concern is the fate of the former Bangour Village Hospital near Livingston that while allocated for extensive residential conversion, continues to seek a developer.
- The character of some of the conservation areas, such as Broxburn and Uphall has been eroded by insensitive development and by general lack of investment. As some time has elapsed since the initial conservation areas were designated, Character Appraisals including their boundaries and the effectiveness of special planning policies and proposals for all the nine Conservation Areas, is required. Following completion of the appraisal exercise, a suite of Conservation Area Management Plans will need to be prepared.
- Abercorn Village deserves designation as a Conservation Area, as well as parts of central Bathgate

### **Other areas of built heritage and townscape value**

- Insufficient priority and resources has been given to the area's valuable built heritage over a period of some years e.g.; various miners' terraced rows and several smaller rural village centres, although there are some sporadic examples of good conservation initiatives.

### **Archaeology**

- The important battlefield at Linlithgow Bridge currently has no specific protection in the Local Plan.
- West of Scotland Archaeology Service, which has a service level agreement with the council, has already prepared guidance on archaeology, which could form part of Supplementary Planning Guidance (SPG). SPG will be considered further alongside preparation of the local development plan

## 9.2 Existing Environmental Characteristics

### Scheduled ancient monuments

- The area has a wealth of archaeological sites and features including 53 Scheduled Ancient Monuments (see Map 9)
- The Union Canal is perhaps the most important reminders of the area's industrial history. It was restored to navigation with the removal of blockages at Preston Road, Linlithgow and Greendykes Road Broxburn under the Millennium Link project. There is currently a programme underway to upgrade key urban sections of the tow path with grant aid from Sustrans "Community Links" scheme.
- There are a range of other ancient monuments including, cairns, various domestic and defensive prehistoric sites and farmsteads, a roman fortlet, some ecclesiastical sites, aqueducts, castles and country houses, including the canal and an oil shale bing.

### Listed buildings

- There are 437 Listed Buildings in West Lothian. Most of the Listed Buildings are concentrated in the Town Centres of Linlithgow, as well as a notable amount at Bangour General Hospital site. There are 43 Category A Listed Buildings including such landmark buildings as the Linlithgow Palace and Hopetoun House. 215 Category B listed buildings and 117 Category C listed buildings.
- There are eight buildings on the Scottish "Buildings at Risk" register including the Victoria Halls in Linlithgow and Westfield Viaduct.

### Historic Gardens and designed landscapes

- There are 4 sites identified within the Inventory of Gardens and Designed Landscapes: the policies of Hopetoun House; the House of the Binns; Harburn House, near West Calder and Hatton House (part) near Wilkieston. See Map 23 for the areas cultural heritage assets.

## **Conservation areas**

- There are currently 9 Conservation Areas: Bangour Village Hospital, Broxburn, Kirknewton, Linlithgow Palace and High Street, Linlithgow – upper Linlithgow and Union Canal, Livingston Village, Mid Calder, Torphichen and Uphall.

## **Other areas of built heritage and townscape value**

- There are various other areas of architectural, historic or townscape merit across West Lothian, but which do not meet the standards for conservation area status. These include miners' terraced rows at Oakbank Cottages near West Calder, Winchburgh Rows, Roman Camp Cottages, and Beresford Rise at Dedridge in Livingston and at South Village Pumpherston.
- Areas of Special Control are also designated at the centre of Bathgate, village centres at West and East Calder Ecclesmachan and Bellsquarry.

## **Archaeology**

- Historic Scotland has published an inventory of battlefields in 2011. It included the area south of Linlithgow Bridge as the Battle of Linlithgow Bridge (1526).
- Sites of regional or local archaeological importance (SMR) are sites which are not as important as national monuments or listed buildings, but are still significant (or those not yet elevated to the status of these) and can be found on the Sites & Monuments Record that is administered for West Lothian Council by the West of Scotland Archaeology Service. At the moment there are 1480 entries. They range from doocots to cairns. It also includes the find spots of such things as arrowheads and coins.

## **9.3 Likely Future Changes without the Implementation of the Plan**

### **Scheduled ancient monuments**

- Currently adopted policy within the West Lothian Local Plan indicates that developments which have an adverse effect on scheduled monuments or the integrity of their setting will not be permitted, unless there are exceptional circumstances. In addition, proposed developments affecting scheduled ancient monuments are required to apply for Scheduled Monument Consent. Given such a robust existing policy and regulatory framework it is not considered that the absence of the LDP will have any affect on scheduled ancient monuments.

### **Listed buildings**

- The West Lothian Local Plan contains a policy which seeks to preserve the character and appearance of listed buildings. This policy is considered to accurately reflect national guidance on protection of listed buildings. The plan also contains a schedule of listed buildings and structures within West Lothian. In the absence of the LDP it is likely that the schedule of listed buildings contained within the Local Plan will become increasingly out of date, this is unlikely to have any consequential negative effect on the historic environment.

### **Gardens and designed landscapes**

- The West Lothian Local Plan contains a policy presumes against development which would adversely affect the character or setting of the 4 West Lothian sites identified in the Inventory of Gardens and Designated Landscapes in Scotland. This policy is considered to accurately reflect current national protection objectives. The absence of the LDP is unlikely to have any negative effect on this element of the historic environment.

### **Conservation areas**

- The LDP presents an opportunity to review the status of existing conservation areas and promote new conservation areas. In the absence of the LDP, a review of the status of conservation areas, or promotion of new areas, cannot take place on a statutory basis.

### **Other areas of built heritage and townscape value**

- The West Lothian Local Plan currently identifies a number of Areas of Special Control and contains a policy which requires development proposals to fit with the distinctive character of these areas. The LDP presents an opportunity to review the status of existing Areas of Special Control. In the absence of the LDP, a review of the status of Areas of Special Control cannot take place on a statutory basis.

### **Archaeology**

- The West Lothian Local Plan contains a policy which indicates that all other archaeological resources shall be preserved in situ wherever feasible. This is considered to broadly reflect national guidance on preservation of archaeology (including SMR and other forms of archaeology). The absence of the LDP will therefore have no effect on this element of the historic environment.

### **9.4 Current Environmental Protection Objectives**

The following plans, programmes and strategies have been reviewed to gain a full understanding of the environmental objectives for this topic area:

Scottish Historic Environment Policy (SHEP) 2009

Scottish Planning Policy (SPP)

Managing Change in the Historic Environment Guidance Notes

Historic environment policies aim to identify and protect historic buildings and sites from inappropriate development and damage. Policies extend beyond specific designated sites to reflect the value of wider townscapes, the setting of monuments and historic buildings, and wider cultural landscapes.

## 9.5 How Objectives Have Been Taken into Account

- The preparation of the Local Development Plan Main Issues Report has been subject to a process of environmental assessment which has helped to identify and refine the preferred strategic vision, and preferred option for addressing each main issue.
- In order to undertake this process of environmental assessment the current environmental protection objectives have been translated into a set of SEA objectives and assessment questions with which to assess each strategic vision option and option for addressing each main issue. SEA objectives for the cultural heritage topic are shown in the table below:

## 9.5 SEA Objectives and Assessment Questions

SEA Objectives	Assessment Questions
Protect and, where appropriate, enhance the historic environment.	<p>Will there be any environmental effect on a scheduled monument and/or its setting?</p> <p>Will there be any environmental effect on a locally important archaeological site?</p> <p>Will there be any environmental effect on a listed building and / or its setting?</p> <p>Will there be any environmental effect on a Conservation Area?</p> <p>Will there be any environmental effect on a Historic Garden and Designed Landscape?</p> <p>Will there be any environmental effect on a historic battlefield?</p>

**Table 17: Cultural Heritage – SEA Objectives and Assessment Questions**

The results of assessment are shown in section 4 and appendix 2 of the Environmental Report

## **10. Landscape**

### **10.1 Existing Environmental Issues**

#### **Strategic Environmental Issues**

- Open space within urban areas is under increasing development pressure, particularly for residential development.
- The quality, management and level of investment in open space needs to be improved, but there are limited council and external grant resources to effect such a change.
- As a predominantly urban area in east Central Scotland with narrow strips of open countryside separating towns and villages, pressure for development on peripheral greenfield land / countryside fringe risks coalescence of settlements and has an adverse impact on landscape quality.
- The countryside continues to be subject to pressure for a range of types of development, including sporadic residential and industrial development, leisure / tourism proposals, telecommunications, new road proposals and other infrastructure. The cumulative impact of such incremental growth can be significant on the landscape quality.

#### **Other Environmental Issues:**

##### **Landscape Character**

- Further development and the expansion of settlements will have the potential to change landscape character within special landscape areas.

##### **Areas of Great Landscape Value (AGLV)**

- These important areas are currently designated in the West Lothian Local Plan for their special landscape character and visual appearance. Future developments such as individual wind turbines and wind farms, telecommunications and leisure / tourism developments within AGLV and near their boundaries, can impact on landscape quality and value.

### **Countryside Belts & Areas of Special Agricultural Importance**

- These locally important areas are currently designated in the West Lothian Local Plan for their distinctive landscape character and local value. Countryside Belts separate urban areas and consequently come under expansion pressure, while Areas of Special Agricultural Importance are similarly under pressure from development.

### **Landscape and Visual Impacts from Wind farms**

- There has been an increase in the number of wind turbine and wind farms proposed in recent years. This increase in activity points towards a significant emerging environmental issue.
- There are a number of wind farm developments in neighbouring Council areas are visible from West Lothian. Although the impact of these cannot be controlled, they should be closely monitored.
- A study was completed in 2011 which found little capacity within West Lothian for wind development, however, as technology progresses and with the advent of feed in tariffs, pressure for larger wind farm developments are occurring and will likely continue to occur. Production of a spatial framework for wind energy and policy guidance will help the council manage this pressure.

### **Urban Open Space**

- There is a continuing and sustained loss of public open space being converted to garden ground, particularly in Livingston.
- There are particular problems with the quantity, quality and maintenance provision for open space in new residential development.

### **Former mining / quarrying works and vacant & derelict land**

- Former mining works and associated industrial development has left areas of vacant and derelict sites in the landscape as well as coal and oil shale bings.

## 10.2 Existing Environmental Characteristics

### Landscape Character

- Despite its small geographical area, the area exhibits a range of landscape types which have been influenced by its underlying geology and glacial history. Landscape Character Assessments have identified the following landscape character types:
  - 1 Upland Hills
  - 2 Upland Hill Fringes
  - 3 Lowland Hills and Valleys
  - 4 Broad Valley Lowlands
  - 5 Lowland Plateau
  - 6 Lowland Plains
  - 7 Lowland River Corridors
  - 8 Lowland Hill Fringes
  - 9 Coastal Margins
- Human settlement and industrial activity have a major impact on the landscape character. Particular features of note are:
  - expanding towns and villages which put pressure on their original landscape setting.
  - the development of Livingston New Town, which is visible over a wide area.
  - major infrastructure such as motorways, railways and overhead power lines which cross the central part of West Lothian.
  - the cumulative impacts of wind farm developments

- Supplementary guidance on landscape character assessment and consequently candidate Special Landscape Areas (to replace AGLVs) has been prepared in order to emphasise the value of all landscapes across the Council area, and to provide a methodology for assessing future proposals with landscape implications.

### **Areas of Great Landscape Value**

- Six AGLV are currently designated across West Lothian ,  
 Bathgate Hills & River Avon Valley  
 Forth Shore  
 Airngarth Hill, north of Linlithgow  
 Blackridge Heights  
 Almond and Linhouse Valleys  
 Pentland Hills

### **Countryside Belts and Areas of Special Agricultural Importance (ASAI)**

- There are three Countryside Belts in West Lothian designated to resist coalescence between settlements, sporadic development and where there is no locational need for developments:  
 Livingston  
 Bathgate / Whitburn  
 Winchburgh / Broxburn / Niddry
- Areas of Special Agricultural Importance (ASAI) are also designated to protect the best farmland in West Lothian. This occurs on the coastal lowland fringe and the eastern sector of the district.
- ASAI are under development pressure particularly the main area of designation in the east sector south of Broxburn.

## Visual Impacts from Wind farms

- Operational wind farms in North Lanarkshire e.g.; at Torrance Farm north west of Whitburn that is part of their search area and continue developer interest in North Lanarkshire as well as in South Lanarkshire, have a cumulative visual impacts with any future wind farm developments in the Council area.
- The availability of larger turbines combined with an increase in their efficiency has meant that areas which were previously precluded from wind energy development are now seen as more attractive by the industry. Table 15 in section 8 of the Environmental Baseline Report indicates the current situation relating to wind farm development in West Lothian.
- The preferred option within the MIR is to produce a spatial framework for wind energy developments, which will confirm protected areas, set out guidance on constraints, including landscape capacity for developments within each landscape character zone, and confirm whether or not there is any scope for wind farms of 20MW and over in the area.

## Urban Open Space

- The quantitative audit of the West Lothian Open Space Strategy categorised all open space within settlements (see Map 29) according to the typology set out in Planning Advice Note 65 and identifies, in table 19 below, the following amount of open space in West Lothian:
- The table below summarises the general open space composition of all the open space included in the West Lothian area (excluding War Memorials, formal gardens and development sites).

<b>Pan 65 Typology</b>	<b>Local Sub-categories</b>	<b>Audit Area Totals in West Lothian Area (ha)</b>
Public Parks & Gardens	Country Park	153.02ha (378 acres)*
	District Park	169.51ha (417 acres)
	Neighbourhood Park	220.59ha (545 acres)
	Local Park	26.74ha (66 acres)
Amenity Greenspace		515.08ha (1272 acres)
Sports Areas		569.69ha (1407 acres)
Green Corridors		455.16ha (1124 acres)

<b>Pan 65 Typology</b>	<b>Local Sub-categories</b>	<b>Audit Area Totals in West Lothian Area (ha)</b>
Natural / Semi-Natural Greenspace		1,016.22ha (2511 acres)
Private Grounds and Gardens		48.77ha (120 acres)
Equipped Play Space		5.64ha (14 acres)
Other Functional Greenspace	Schools	201.25ha (497 acres)
	Allotments	5.96ha (15 acres)
	Cemeteries	37.62ha (93 acres)
<b>TOTAL</b>		<b>3,425.25ha (8464 acres)</b>

Note: \*Area data for the Country Parks is incomplete in the WLC database.

**Table 18: Quantity of open space West Lothian wide**

### **Former mining / quarrying works and vacant & derelict land**

- Many of the former bings, characteristic of West Lothian, have been rehabilitated for development e.g.; Contentibus Bing for Oakbank Business Park, south Livingston. Some sites have been successfully restored, for example Oakbank Bing as an extension to Calderwood Country Park for countryside access. However, numerous sites remain unrestored examples of these can be seen at Woodend Armadale and Woodside by Breich.

### **10.3 Likely Future Changes without the Implementation of the Plan**

#### **Landscape Character**

- The main forces for change in the landscape are generally: forestry, agriculture, mineral extraction, tourism and recreation development, housing and settlement expansion, transport, energy transmission and new telecommunications infrastructure, flood prevention works and wind farms. The LDP provides the opportunity to manage the majority of these forces (other than forestry and agriculture) for change to ensure that their impact on the landscape is minimised, so in the absence of the LDP the opportunity to minimise landscape impacts will be missed.

### **Areas of Great Landscape Value**

- In the absence of the LDP, housing and commercial development is likely to be more ad-hoc and less likely to be directed to appropriate locations in landscape terms. This may result in negative effects on the character and quality of Areas of Great Landscape Value or candidate Special Landscape Areas.

### **Countryside Belts and Areas of Special Agricultural Importance (ASAI)**

- In the absence of the LDP, pressure for development within Countryside Belts and also Areas of Special Agricultural Importance are likely to increase. After a period of time this pressure may become irresistible resulting in coalescence and the loss of rural land around settlements to development along with sporadic development. The LDP offers the opportunity to ensure that only the least important parts of the countryside belt or ASAI are sacrificed to accommodate growth if necessary for other planning policy reasons.

### **Visual Impacts from Wind farms**

- The currently adopted Development Plan contains policies which ensure that applications for new wind farm developments provide an appropriate level of landscape and visual impact assessment and take consideration of the likely impacts on designated landscapes, landscape character, settlements, transport routes and recreational areas. Thus, the absence of an LDP will not materially change this situation.

### **Urban Open Space**

- Urban open space is provided adequate protection through the currently adopted West Lothian Local Plan. The LDP offers the opportunity to propose alternative uses for open space which is surplus to requirements and also to set out where strategic areas of new open space are a requirement as part of new development. The absence of the LDP will therefore prevent the improvement of the existing open space resource to meet the changing needs of the communities they serve.

### **Former mining / quarrying Works and vacant & derelict land**

- The existing development plan enables the regeneration of brownfield sites in the countryside for business use. The preferred option in the MIR is to maintain this approach. Hence, the absence of the LDP is unlikely to have any significant effect.

## 10.4 Current Environmental Protection Objectives

The following plans programmes and strategies have been reviewed to gain a full understanding of the environmental objectives for this topic area:

Council of Europe, European Landscape Convention (2000)

SNH Landscape Policy Framework

SNH Wildness in Scotland's countryside

SNH Natural Heritage Futures

A Vision for Scottish Agriculture

Lothians & Fife Forest and Woodland Strategy (2012)

- Landscape policies aim to not only safeguard protected areas, but to recognise and conserve wider landscapes. These may not be formally designated but make an important contribution to the quality of environment.
- Agricultural policy sets a target of increasing forest cover to 25% of land cover.

## 10.5 How Objectives Have Been Taken into Account

- The preparation of the Local Development Plan Main Issues Report has been subject to a process of environmental assessment which has helped to identify and refine the preferred strategic vision and preferred option for addressing each main issue.
- In order to undertake this process of environmental assessment, the current environmental protection objectives have been translated into a set of SEA objectives and assessment questions with which to assess each strategic vision option and option for addressing each main issue. SEA objectives for the landscape topic are shown in the table below:

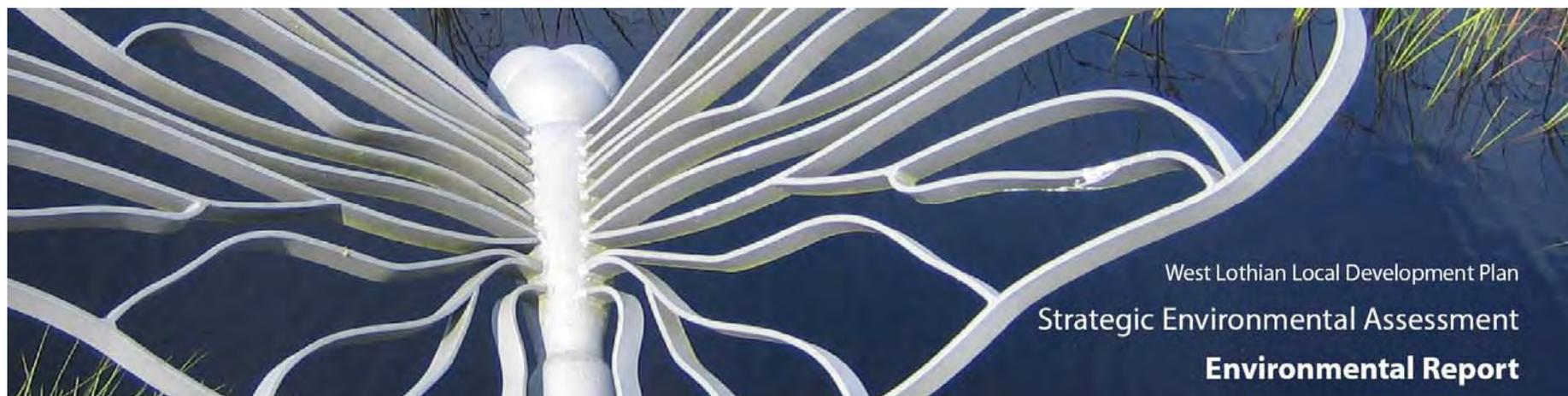
SEA Objectives	Assessment Questions
<p>Protect and enhance the distinctive character of the landscape</p> <p>Ensure new development does not exceed the capacity of the landscape to accommodate it.</p> <p>Restore landscapes degraded as a consequence of past industrial action.</p> <p>Protect and enhance Areas of Great Landscape Value.</p> <p>Improve the quality of and accessibility to urban open space</p> <p>Ensure the quantity of open space in any settlement does not drop below an acceptable level</p>	<p>Does the option protect and enhance the distinctive character of the landscape?</p> <p>Does the option ensure that new development does not exceed the capacity of the landscape to accommodate it?</p> <p>Does the option restore landscapes degraded as a consequence of past industrial action?</p> <p>Does the option protect and enhance areas of great landscape value?</p> <p>Does the option improve the quality of open space?</p> <p>Does the option improve accessibility to open space?</p> <p>Does the option maintain the quantity of open space within each settlement at an acceptable level?</p>

**Table 19: Landscape – SEA Objectives and Assessment Questions**

The results of assessment are shown in section 4 and Appendix 2B of the Environmental Report.

### Maps

1. Phase 1 Habitat Survey
2. Integrated Habitat
3. Ancient Woodland
4. Designated Sites
5. Known Mine Entries
6. Surface Water
7. Flood Risk
8. Wind farms
9. Cultural Heritage



## 9.0 Appendix 1A

### 9.1.0 Assessment of issues and policies - Results

The following tables of assessment results for the issues and policies uses the abbreviations as follows (also refer to section 4 for explanation of the assessment process):

<b>AIR</b>	<b>To protect and enhance current air quality</b>
<b>A 1</b>	Air quality/CO <sub>2</sub> emissions
<b>A 2</b>	Need to travel by car?
<b>A 3</b>	Opportunities for access to sustainable forms of public transport?
<b>BIO-DIVERSITY</b>	<b>To protect and enhance bio-diversity, flora, fauna and habitats</b>
<b>B 1</b>	International nature conservation areas/sites
<b>B 2</b>	Designated national/regional/local bio-diversity sites/ancient woodlands/ geo-diversity sites/species/habitats/wildlife corridors?
<b>B 3</b>	Green network
<b>CLIMATIC FACTORS</b>	<b>To reduce greenhouse gases and reduce energy consumption</b>
<b>CL 1</b>	Location in relation to energy consumption
<b>CL 2</b>	Sensitive location for increased flooding or instability

<b>CULTURAL HERITAGE</b>		<b>To safeguard and enhance, where appropriate, the built and historic environment</b>
<b>CH 1</b>	Listed buildings, Scheduled Ancient Monuments, Gardens and Designed Landscapes, Historic Battlefields or other non-designated historic sites?	
<b>CH 2</b>	Conservation areas/historic urban form	
<b>LANDSCAPE &amp; TOWNSCAPE</b>		<b>To protect and enhance the landscape and townscape</b>
<b>L 1</b>	Designated landscapes?	
<b>L 2</b>	Conspicuous locations?	
<b>L 3</b>	Open space provision?	
<b>MATERIAL ASSETS</b>		<b>To promote the sustainable use of natural resources and ensure quality in new development</b>
<b>M 1</b>	Settlement coalescence?	
<b>M 2</b>	Use of mineral resources?	
<b>M 3</b>	Re-use of brownfield land?	
<b>POPULATION &amp; HUMAN HEALTH</b>		<b>To improve the quality of life and human health for communities</b>
<b>P 1</b>	Co-location, sensitive development	
<b>SOIL</b>		<b>To protect the quality of soil</b>
<b>S 1</b>	Prime quality agricultural land and peatland?	
<b>WATER</b>		<b>To protect the quality of water and prevent flooding</b>
<b>W 1</b>	Status of major water bodies? [refer River Basin Management Plan]	
<b>W 2</b>	Extent of flood risk?	

## ENVIRONMENTAL ASSESSMENT RECORD - MIR ISSUES

<b>Issue</b>	1: Economic Development & Growth <b>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?</b>																		
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A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
	✓	✓											?				?		

### ASSESSMENT COMMENTS

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. 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

Sustainable development is also at the heart of the strategy which includes promoting West Lothian as the optimum business location based on the shortest travel distance and cost for components, employees and access to markets; 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.

The new strategic site at M8 J4A, Balgornie, is allocated and current allocations at Linhouse and Eilburn Campus, both Livingston, reviewed. Balgornie may have effect on peatland.

### MITIGATION

Master planning and criteria can be applied to planning policies to avoid / mitigate any adverse environmental effects of large employment site allocations.

### ISSUE SUMMARY

New sites are located close to existing transport interchanges and reduce the need to travel by car. Existing sites have been reviewed for more flexible employment uses. Planning policies criteria can seek to avoid / mitigate any adverse environmental effects of new large employment site allocations.

<b>Issue</b>	2: Community Regeneration																		
	<b>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 Action Plan?</b>																		

A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
		?		?	?						?		?				?		?

**ASSESSMENT COMMENTS**  
 The longer term Community Regeneration vision for West Lothian is under preparation but is likely to address a number of key outcomes: 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.

**MITIGATION**  
 Unknown at this stage due to uncertainties of exact new sites (employment) location.

**ISSUE SUMMARY**  
 As the focus on Regeneration is likely to be in the west of West Lothian, there are less environmental designations in this area.

<b>Issue</b>	3 Housing Growth, Delivery and Sustainable Housing Locations																		
	<b>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 a five year effective housing land supply is achieved and that the assessed housing need and demand is met in full over the plan period?</b>																		

A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
	✓	✓		?	✓							✓	?						

**ASSESSMENT COMMENTS**  
 As the population of West Lothian is predicted to continue to rise over the plan period of the LDP and beyond, this will generate a need for housing. The overall scale of housing in West Lothian over the plan period will be influenced by a number of factors including; Scottish Government policy; environmental and infrastructure constraints and economic conditions. 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.

Much of the development requirements between 2009 and 2024 will therefore be met through existing residential land allocations made in the WLLP (2009) However, this supply needs to be augmented by new sites to meet the requirements of the SDP (and additional 2,125 units) and to ensure that a wider choice of housing opportunity is available and that an effective five year housing land supply can be made available at all times. Three growth scenarios (Low / Medium / High) are considered. To meet the development scenarios there is a preference for many of the new housing sites to be small or medium in scale. This will allow them to be completed quickly and to minimise substantial up front infrastructure costs, (e.g.; new secondary schools) which are generally associated with larger scale developments, such as the CDAs.

New development will be promoted around Livingston and Linlithgow to take advantage of existing infrastructure and links to public transport. Development sites have also been identified in and around settlements to support the preferred development strategy for the plan area; 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. Depending on location, settlement coalescence may become an issue. There is scope for modest units increases within the 3 existing CDA allocations and at Heartlands and tackle the redevelopment area at Deans South, Livingston.

**MITIGATION**

Ensure large housing sites are master-planned to provide ready opportunities to access improved public transport, especially within the existing CDAs. Master-planning should also ensure impact on designated landscapes are minimized and include landscape buffers and green-space comprising footpaths and cycle ways. For those sites indicated by SEPA, and identified through the Strategic Flood Risk Assessment, require flood risk assessments.

**ISSUE SUMMARY**

The preferred residential allocations are expected to benefit from improved public transport services associated with the CDA’s and other existing large scale residential allocations. The impacts of any new residential allocations needs to be minimised through master- planning and e.g.; avoidance of designated sites where possible and the provision of landscape buffers that can also provide opportunities for green network provision and provide for sustainable travel (cycle & walking).

**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?**

A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
	✓	✓				✓			X										

**ASSESSMENT COMMENTS**

Key infrastructure requirements for the LDP relate to transport (road and rail), education, water supply and drainage as well as energy (electricity and gas supply), provision

of health services and Information Communication Technology infrastructure. The preferred strategy of the West Lothian LDP identifies development opportunities requiring significant investment in infrastructure

In order to balance the often conflicting demands of economic growth and reducing carbon emissions 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 / water, and provides a safe and convenient environment for walking and cycling. Hence, the preferred approach is 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.

For road there are safeguard at M9-J3 and new 4 way junction at Winchburgh and completion of the A801 “missing link”.

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. With the exception of Livingston with its extensive greenways, there is also a general shortage of safe and convenient cycle and pedestrian routes between and within most towns in West Lothian.

There continues to be pressure on some sections of the network e.g.; 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.

**MITIGATION**

Travel demands resulting from new development need to be met, as far as possible, by sustainable forms of transport including public transport and location next to these interchanges and nodes.

**ISSUE SUMMARY**

In identifying preferred allocations for development, the council has considered 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 CDA’s.

<b>Issue</b>	5: Town Centres and Retailing <b>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?</b>																		
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A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
?	✓	✓							✓										

### ASSESSMENT COMMENTS

A new town centre at Winchburgh CDA, and new local centres at West Livingston and Heartlands, will cater for these new populations and reduce needs to travel.

Redevelopment of sites in town centres would have a positive effect by reusing brownfield land and on improving the quality of the built environment, particularly within Conservation Areas or Areas of Special Control.

The approach to setting levels of convenience retail expenditure within the catchment areas outwith Almondvale (Livingston) set at 80% for Bathgate and Linlithgow and 70% for other catchments will assist in reducing leakage in expenditure from communities and will reduce the need to travel for food shopping.

Support for the introduction of residential use on the upper floor of commercial premises will help to reinvigorate and diversify town centres and again reduce the need to travel.

The Villages Improvement Fund initiative will assist in creating an attractive environment in which to promote community and economic development at a local level.

### MITIGATION

Support for expanding Core Development Areas new town centres at Winchburgh, as well as local centres at West Livingston and Heartlands, will require master planning and policy conditions to establish high environmental standards and integrate public transport and active travel facilities / green networks.

Continued implementation of the Public Realm Design Guidance for the 5 traditional town centres will continue to improve town centre environments

Removal of 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) will broaden the range of uses that are acceptable here and minimise the risk of town centre premises being empty for long periods of time

### ISSUE SUMMARY

Support from CDA expansion at Winchburgh and other Strategic development sites (West Livingston / Heartlands) should reduce the need to travel longer distances to other town or commercial centres. To minimise negative environmental impacts, such support would require master planning and policy conditions to establish high environmental standards and integrate with public transport. Redevelopment of sites in town centres would have a positive environmental effect by reusing brownfield land, and also through implementation of the Public Realm Guides, will improve the quality of the built environment. Review of change of use planning policy restrictions will reduce empty properties.

<b>Issue</b>	6 The Natural and Historic Environment <b>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?</b>
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A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
			✓	✓	✓			✓	✓	✓	✓	✓	✓			✓			

**ASSESSMENT COMMENTS**

The Local Landscape Designation Review (LLDR) process will help determine and protect key West Lothian landscapes and the proposed modifications to establish Special Landscape Areas will similarly have positive environmental effects. The LLDR will also support the aim of the council’s Renewables Strategy. The retention of support for Conservation Areas, along with the extension of support to Historic Battlefields at Linlithgow Bridge, will result in positive environmental effects.

The green network approach reinforces the positive effects of specific policies which protect and enhance biodiversity, geodiversity and habitats; the landscape and open space; water quality; and also the provision of greenspace, footpaths and cycle ways. In addition, the identification of potential green network opportunities will reinforce these positive environmental effects.

**MITIGATION**

For Landscape Designation Review and Green Networks, none, as they have a positive effect.

**ISSUE SUMMARY**

Support for landscape designations, as amended for candidate Special Landscape Areas, conservation areas and the newly designated Historic Battlefields will have positive environmental effects. The West Lothian approach to Green Network reinforces the positive environmental effects of specific planning policies which protect and enhance biodiversity, geodiversity and habitats; the landscape and open space; water quality; and also the provision of greenspace, footpaths and cycle ways. In addition, it promotes new opportunities for Green Networks and active travel.

<b>Issue</b>	7: Climate Change and Renewable Energy <b>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?</b>
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A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
✓	✓	✓	✓	✓	✓	✓	✓										✓		

### ASSESSMENT COMMENTS

The preferred approach to climate change will generally result in positive environmental effects. 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.

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.

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. However, the compact nature of West Lothian, its predominantly urban character and the range and nature of constraints (i.e.; high landscape quality value for visual amenity, recreation and biodiversity) which affect it, potential for large scale wind farms is likely to be very limited.

Flood risk is a key factor which has informed the council’s preferred development strategy. Also, air quality issues will have implications for the LDP and will be one of many considerations in identifying development options, especially in Linlithgow and Broxburn.

### MITIGATION

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.

The council will 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, e.g.; supporting the installation of charging points for low carbon/electric vehicles.

### ISSUE SUMMARY

The preferred approach to climate change will generally result in positive environmental effects. Sustainability factors, including flood risk and air quality, have been integral to determining the preferred spatial strategy. Support for renewable energy developments continues, subject to impact of large scale wind farms on the more sensitive landscapes.

<b>Issue</b>	8: Minerals and Waste <b>How can planning policy promote and ensure sustainable approaches to waste management and mineral resources in West Lothian?</b>																	
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A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
				?						?	?			✓	?		?		

### ASSESSMENT COMMENTS

With waste, the current development plan policy is to support the objectives of the Scottish Government’s Zero Waste Plan, and, where appropriate, to accommodate new provision through extensions to existing facilities. The council is currently reviewing its waste transfer facilities and council depots and the LDP will identify site allocations for waste recycling facilities.

The identification of appropriate local sources of minerals is particularly important in east central Scotland, where demand is likely to remain significant. The range of minerals available in West Lothian is largely limited to coal and silica sandstone and secondary aggregates.

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.

Minerals that are currently or have been recently worked are silica sandstone, sand and gravel (e.g.; at Levensat near Fauldhouse), opencast coal (e.g.; at Rusha Farm, south west of West Calder) secondary aggregates comprising colliery spoil and oil shale and fireclay.

There are issues in some locations over the standard of restoration that has been, or is being undertaken on mineral sites, (e.g.; Northrigg by Armadale and Woodmuir Colliery and Burnfoot near Breich) have not been restored to acceptable standards, giving rise to an adverse impact on the environment.

While mineral working will affect the environment, actual individual sites / cumulative effects are unknown at this stage. Environmental benefits can accrue through appropriate restoration and aftercare.

### MITIGATION

Ensure any new waste recycling sites and mineral extraction sites, and associated environmental policies, have adequate controls to protect the environment and to seek satisfactory mineral site reinstatement.

### **ISSUE SUMMARY**

Review of existing waste facilities in West Lothian will accord with government policy and may centralise numerous existing facilities, but exact sites and their environmental effects are unknown at this stage.

In general, mineral working will affect the environment. However, the likely environmental effects of working at specific locations require to be tested through site specific environmental assessment once extraction proposals are promoted. Environmental effects can extend to the haul Routes in relation to local communities. Environmental benefits can accrue through appropriate restoration and aftercare.

## ENVIRONMENTAL ASSESSMENT RECORD - MIR ISSUES (summary)

Summary	A1	A2	A3	B1	B2	B3	CL1	CH2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
1)Economic development & growth		✓	✓											?				?		
2)Community regeneration			?		?	?						?		?				?		?
3)Housing growth, delivery & sustainable housing locations		✓	✓		?	✓							✓	?						
4)Infrastructure requirements & delivery		✓	✓				✓			X										
5)Town centres & retailing	?	✓	✓						✓											
6)The natural & historic environment				✓	✓	✓			✓	✓	✓	✓	✓	✓			✓			
7)Climate change & renewable energy	✓	✓	✓	✓	✓	✓	✓	✓										✓		
8)Waste & minerals					?						?	?			✓	?		?		

## ENVIRONMENTAL ASSESSMENT RECORD – WLLP POLICIES (SHEET 1)

Policy	A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2	
<b>COUNTRYSIDE</b>																					
Biodiversity action plan	Benefits to biodiversity if WL LBAP's aims & objectives are followed & can also help improve air & water quality & landscape.																				
POLICY ENV 1	✓	/	/	✓	✓	✓	/	✓	/	/	✓	?	?	/	/	?	✓	✓	✓	✓	
Species protection	Protects biodiversity.																				
POLICY ENV 2	✓	/	/	✓	✓	✓	/	✓	/	/	✓	?	?	/	/	?	✓	✓	✓	✓	
International nature conservation sites	Protects biodiversity with benefit for important landscapes & may help conserve water quality.																				
POLICY ENV 3	✓	/	/	✓	✓	✓	/	✓	/	/	✓	?	?	/	/	?	✓	✓	✓	✓	
National nature conservation sites	Protects biodiversity with benefit for important landscapes & may help conserve water quality.																				
POLICY ENV 4	✓	/	/	✓	✓	✓	/	✓	/	/	✓	?	?	/	/	?	✓	✓	✓	✓	
Regional & local nature conservation sites	Protects biodiversity with benefit for local landscapes & may help conserve water quality.																				
POLICY ENV5	✓	/	/	✓	✓	✓	/	✓	/	/	✓	?	?	/	/	?	✓	✓	✓	✓	
Prime agricultural land & sustainable use of soils	Protects land for agricultural purposes as well as soils, but may also bring benefits to landscape & biodiversity.																				
POLICIES ENV 7,8 & 9	✓	/	/	✓	✓	✓	X	✓	/	/	✓	✓	/	✓	/	/	?	✓	✓	✓	

## ENVIRONMENTAL ASSESSMENT RECORD – WLLP POLICIES (SHEET 2)

Policy	A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
<b>Woodland, trees and shrubs</b>	Contributes to biodiversity & landscape conservation.																			
<b>POLICIES ENV 10 - 14</b>	✓	/	/	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	/	/	?	✓	✓	✓
<b>Water environment</b>	Protects water environment, lowers risk of flooding & will bring benefits to biodiversity & landscapes.																			
<b>POLICIES ENV 15 &amp; 15a</b>	✓	/	/	✓	✓	✓	/	✓	?	?	✓	?	?	?	?	?	?	✓	✓	✓
<b>Sustainable Urban Drainage Systems (SUDs)</b>	Requires SUDs in large sites and seeks biodiversity, habitat and landscape improvement opportunities.																			
<b>POLICY ENV 16</b>	✓	/	/	✓	✓	✓	/	✓	/	/	/	/	/	/	/	/	?	✓	✓	✓
<b>Union Canal</b>	Supports appropriate development associated with the Canal and integration with core path network. Protects water environment, lowers risk of flooding & will bring benefits to biodiversity.																			
<b>POLICIES ENV 17 &amp; 18</b>	✓	✓	✓	✓	✓	✓	/	/	✓	✓	✓	✓	✓	/	/	/	✓	/	✓	✓
<b>Areas of Great Landscape Value / Special Landscape Control / Countryside Belts</b>	Protects important landscape areas & also has benefits for biodiversity. Seeks opportunities for biodiversity, habitat and landscape improvements.																			
<b>POLICIES ENV 19 - 23</b>	✓	/	/	✓	✓	✓	/	✓	✓	/	✓	✓	✓	✓	/	/	✓	✓	✓	✓
<b>Road Corridors</b>	Protects strategic road corridors from visually intrusive development.																			
<b>POLICY ENV 24</b>	X	X	X	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	?

## ENVIRONMENTAL ASSESSMENT RECORD – WLLP POLICIES (SHEET 3)

Policy	A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
<b>Core Paths, Public rights of way and other access routes</b>	Protects core paths, public rights of way which are important recreational resource and enables active (sustainable) transport.																			
<b>POLICIES ENV 25 - 28</b>	✓	✓	✓	/	/	✓	?	?	/	✓	/	/	/	/	/	/	/	✓	/	/
<b>Pentlands Hills Regional Park</b>	Provides a valuable recreation resource with benefits to biodiversity & landscape and outlines enhanced criteria development within the Park must meet.																			
<b>POLICIES ENV 29 &amp; 30</b>	/	X	X	✓	✓	✓	/	✓	✓	/	✓	?	?	/	/	/	/	✓	✓	✓
<b>Development in the countryside</b>	Whilst policy provides for some development in countryside, it encourages reuse of rural buildings, requires rigorous standards, & contains measures to avoid / reduce effects.																			
<b>POLICIES ENV 31 - 34</b>	X	X	X	?	?	X	X	?	?	/	?	?	?	X	?	?	?	X	?	?
<b>Very low density rural housing &amp; woodland development</b>	Developments, limited to the west of the county, need to show farm-scale widespread environmental benefits.																			
<b>POLICY ENV 35</b>	X	X	X	?	?	X	X	?	?	/	?	?	?	X	?	?	?	X	?	?
<b>Leisure &amp; tourist related rural development</b>	Most developments located adjacent to existing settlements, so little impact on open countryside. Policy explicitly includes criteria to avoid or mitigate adverse effects and relating to two specific large brownfield sites (Freeport & Bangour General Hospital).																			
<b>POLICIES ENV 36 -39</b>	X	X	X	?	?	X	X	?	?	/	?	?	?	X	?	?	?	X	?	?
<b>BUILT &amp; ARCHAEOLOGICAL HERITAGE</b>																				
<b>Listed buildings</b>	Protects listed buildings as part of the historic built environment and helps maintain local character & distinctiveness.																			
<b>POLICIES HER 2 -11</b>	✓	/	/	/	/	/	?	?	✓	✓	✓	✓	✓	?	✓	✓	✓	/	/	/

## ENVIRONMENTAL ASSESSMENT RECORD – WLLP POLICIES (SHEET 4)

Policy	A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
<b>Scheduled Ancient Monuments</b>	Protects SAMs and their contribution to the landscape & their historic setting.																			
<b>POLICIES HER 12-14</b>	✓	/	/	/	/	/	?	?	✓	✓	✓	✓	✓	?	✓	✓	✓	/	/	/
<b>Conservation Areas</b>	Protects the historic built environment, including trees & open spaces, thereby maintaining local character & distinctiveness.																			
<b>POLICIES HER 17-21</b>	✓	/	/	/	/	/	?	?	✓	✓	✓	✓	✓	?	✓	✓	✓	/	/	/
<b>Gardens &amp; designed landscapes</b>	Whilst protecting important gardens, this also protects biodiversity & local landscapes within the designated areas.																			
<b>POLICIES HER 22-23</b>	✓	/	/	/	/	/	?	?	✓	✓	✓	✓	✓	?	✓	✓	✓	/	/	/
<b>Other areas of built heritage &amp; townscape value</b>	Protects areas of built heritage value & their surrounding environments e.g.; Linlithgow Palace & Peel and Areas of Special Control.																			
<b>POLICIES HER 24 - 25</b>	✓	/	/	/	/	/	?	?	✓	✓	✓	✓	✓	?	✓	✓	✓	/	/	/
<b>EMPLOYMENT</b>																				
<b>Safeguard of employment sites of national importance</b>	Protection of large employment sites at Linhouse and Eliburn and related environmental development criteria.																			
<b>POLICY EM 1</b>	✓	✓	✓	/	/	✓	✓	✓	/	/	/	/	/	/	/	✓	✓	✓	?	?
<b>Protection of established economic land supply</b>	Allocations already committed as employment land and are listed in Appendix 5.1 that outlines development requirements that cover environmental issues.																			
<b>POLICY EM 2</b>	✓	✓	✓	/	/	✓	✓	✓	/	/	/	/	/	/	/	✓	✓	✓	?	?
<b>Strategic CDA economic land allocations</b>	Preferred and reasonable alternative economic sites are assessed separately in Appendix 2b																			
<b>POLICY EM 3</b>	✓	✓	✓	/	/	✓	✓	✓	/	/	/	/	/	/	/	✓	✓	✓	?	?

## ENVIRONMENTAL ASSESSMENT RECORD – WLLP POLICIES (SHEET 5)

Policy	A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
<b>Strategic safeguard at Springfield, Whitburn</b>	Long term employment safeguard at Springfield area between Armadale & Whitburn.																			
<b>POLICY EM 4</b>	✓	✓	✓	/	/	✓	✓	✓	/	/	/	✓	/	✓	/	✓	✓	✓	?	?
<b>Storage &amp; distribution on existing industrial land</b>	Allocations already committed as industrial land. Policy explicitly includes criteria to avoid / mitigate adverse environmental effects.																			
<b>POLICIES EM 5&amp;6</b>	✓	✓	✓	/	/	✓	✓	✓	/	/	/	/	/	/	/	✓	✓	✓	?	?
<b>Office development</b>	Offices to be located within main communities town centres (Almondvale / Bathgate), so significant effects unlikely.																			
<b>POLICY EM 7</b>	✓	✓	✓	/	/	/	✓	✓	/	✓	/	/	/	/	/	✓	?	/	/	?
<b>Design Standards &amp; environmental improvement</b>	High standards set for design, layout, density and specific landscape requirements for sites identified as “high amenity” employment sites.																			
<b>POLICY EM 8</b>	✓	✓	✓	/	?	✓	✓	✓	/	/	/	/	/	/	/	✓	✓	✓	?	?
<b>Promoting green awareness</b>	Demonstration by applicant, through planning application submission, that sustainable building issues considered.																			
<b>POLICY EM 9</b>	✓	✓	✓	/	/	✓	✓	✓	/	/	/	/	/	/	/	✓	✓	✓	?	?
<b>Small scale industrial sites &amp; units</b>	Small scale industrial and business development within settlements with criteria setting high environmental standards.																			
<b>POLICY EM 10</b>	✓	✓	✓	/	/	✓	✓	✓	/	/	/	/	/	/	/	✓	✓	✓	?	?
<b>Employment sites in rural areas</b>	Outwith settlements / employment areas, criteria set for assessing coterminous proposals.																			
<b>POLICIES EM 11 &amp;12</b>	✓	✓	?	/	?	?	✓	✓	/	/	/	/	/	/	/	✓	✓	✓	?	?

## ENVIRONMENTAL ASSESSMENT RECORD – WLLP POLICIES (SHEET 6)

Policy	A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
<b>HOUSING</b>																				
Strategic housing land supply	Preferred and reasonable alternative housing sites are assessed separately in Appendix 2.																			
POLICY HOU 1	✓	✓	✓	/	?	?	✓	?	/	✓	/	?	✓	?	/	✓	✓	✓	?	?
Development within settlements	As well as protecting the character of the built environment, there will be benefits in maintaining open spaces & green corridors for wildlife benefit.																			
POLICY HOU 2	✓	✓	✓	/	?	?	✓	✓	✓	✓	✓	?	✓	?	/	✓	✓	✓	?	?
Restraint in Linlithgow & Linlithgow Bridge	Development restraint in Linlithgow and Linlithgow Bridge has impact on air quality.																			
POLICY HOU 3	✓	✓	✓	/	/	?	✓	✓	✓	✓	✓	?	✓	/	/	✓	✓	✓	?	?
Housing amenity (town cramming , open space density design & layout)	Will improve quality of life and human health.																			
POLICIES HOU 4 - 9	✓	✓	✓	/	?	?	✓	?	/	✓	/	?	✓	?	/	✓	✓	✓	?	?
Affordable housing	Affordable housing to be allocated within residential developments, so no additional effects.																			
POLICY HOU 10	✓	✓	✓	/	?	?	✓	?	/	✓	/	?	✓	?	/	✓	✓	✓	?	?
Gypsies / travellers sites	Policy to assess planning applications for private sites.																			
POLICY HOU 11	✓	✓	✓	?	?	?	✓	?	/	✓	/	?	?	?	/	✓	✓	✓	?	?

## ENVIRONMENTAL ASSESSMENT RECORD – WLLP POLICIES (SHEET 7)

Policy	A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2	
<b>TRANSPORT AND ACCESSIBILITY</b>																					
<b>Sustainable transport</b>	Seeks environmental enhancement by improving traffic conditions, public transport facilities and parking management, will bring environmental benefits of reducing carbon emissions & traffic congestion & will also encourage healthy lifestyles.																				
<b>POLICY TRAN 1</b>	✓	✓	✓	/	/	/	✓	/	/	✓	/	/	/	/	/	/	✓	/	?	/	
<b>Transport assessment &amp; Fund / Travel plans</b>	Assessment of transport impact, contributions towards traffic and environmental measures, road network / public transport promotion and prepare travel plans for major developments.																				
<b>POLICIES TRAN 2-5</b>	✓	✓	✓	/	/	/	✓	/	/	✓	/	/	/	/	/	/	✓	/	?	/	
<b>Almondvale transport issues</b>	Livingston town centre fund for appropriate road network improvements or sustainable transport initiatives. Some schemes however may have significant environmental effects.																				
<b>POLICY TRAN 6</b>	✓	✓	✓	/	/	/	✓	/	/	/	/	/	/	/	/	/	✓	/	?	/	
<b>Pedestrians and Cyclists</b>	Walking and Cycling has health benefits & reduces the need to travel by car & carbon emissions. Will improve quality of life and human health.																				
<b>POLICIES TRAN 7-10</b>	✓	✓	✓	/	/	✓	✓	/	✓	✓	/	/	✓	/	/	/	✓	/	?	/	
<b>Traffic calming / Home Zones</b>	Beneficial effects in calmed residential areas and will improve quality of life and human health.																				
<b>POLICIES TRAN 11 -13</b>	✓	✓	✓	/	/	✓	✓	/	/	?	/	/	✓	/	/	✓	✓	/	?	/	
<b>Safe routes to school</b>	Road layout design considers school location/design speed and protect/provide safer walking/cycling routes to school.																				
<b>POLICIES TRAN 14 - 15</b>	✓	✓	✓	/	/	✓	✓	/	/	/	/	/	/	/	/	/	✓	/	/	/	
<b>Public Transport</b>	Provision of public transport infrastructure.																				
<b>POLICY TRAN 16</b>	✓	✓	✓	/	/	/	✓	/	/	?	/	/	/	/	/	/	✓	/	?	/	

## ENVIRONMENTAL ASSESSMENT RECORD – WLLP POLICIES (SHEET 8)

Policy	A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
“Fastlink” initiative & other public transport Initiatives (M9 / CDAs)	Safeguarding of land will protect areas from development in short term and help facilitate public transport improvements; some schemes however may have significant environmental effects.																			
POLICIES TRAN 17-21	✓	✓	✓	/	X	/	✓	/	/	/	/	✓	/	/	/	✓	✓	X	?	/
Rail travel: specific infrastructure	Support for re-opening Bathgate – Airdrie line and safeguarding required rail infrastructure / land at Winchburgh, East Calder and for Edinburgh – Glasgow (Central) line and longer term Light Rapid Transit extension from Edinburgh.																			
POLICIES TRAN 22 -26	✓	✓	✓	/	X	X	✓	/	/	/	/	✓	/	/	/	✓	✓	X	?	/
Roads: Safeguarding for transportation schemes	Safeguarding of land will protect areas from development in short term & help facilitate road transport improvements; some schemes however may have significant environmental effects.																			
POLICIES TRAN 27-30	X	X	✓	/	X	X	X	/	/	/	X	X	/	?	/	/	?	X	?	?
Parking provision & standards	Standards relating to maximum parking standards and parking management scheme for Linlithgow town centre.																			
POLICIES TRAN 31 - 34	✓	✓	✓	/	/	/	✓	/	/	✓	/	/	/	/	/	?	✓	/	?	?
<b>TOWN CENTRES &amp; RETAILING</b>																				
Town Centres	Locational criteria and encourage proposals to improve the environment & include criteria to avoid or mitigate adverse environmental effects. Major new shopping facilities could affect local environment & townscape but criteria can mitigate adverse effects.																			
POLICY TC 1	✓	✓	✓	/	/	/	✓	/	/	✓	/	/	?	/	/	✓	✓	/	?	?
Sub- Regional centre, Livingston, growth opportunities	New retail facilities may affect local environment & townscape; could increase car use, but may provide retail closer to residents.																			
POLICIES TC 2-6a	✓	✓	✓	/	/	/	✓	/	/	/	/	/	?	/	/	✓	✓	/	?	?

## ENVIRONMENTAL ASSESSMENT RECORD – WLLP POLICIES (SHEET 9)

Policy	A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
<b>District Centre, Bathgate - further development potential</b>	New retail facilities may affect local environment & townscape; could increase car use, but may provide retail closer to residents.																			
<b>POLICIES TC 7 &amp; 8</b>	✓	✓	✓	/	/	/	✓	/	/	✓	/	/	?	/	/	✓	✓	/	?	?
<b>Areas of Growth</b>	Support for further retail provision in Whitburn, Broxburn, Armadale East Calder and Winchburgh. The provision of local shops would reduce the need for car journeys to larger centres and so be more sustainable. No significant effects.																			
<b>POLICIES TC 9-11</b>	✓	✓	✓	/	/	/	✓	/	/	✓	/	/	?	/	/	✓	✓	/	?	?
<b>Other local centres</b>	New retail facilities may affect local environment & townscape; could increase car use, but may provide retail closer to residents.																			
<b>POLICIES TC 12 &amp; 13</b>	✓	✓	✓	/	/	/	✓	/	/	✓	/	/	?	/	/	✓	✓	/	?	?
<b>Entertainment &amp; hot food premises</b>	Could increase car use, but may provide retail closer to residents. Conditions to restrict environmental impact.																			
<b>POLICY TC 14</b>	✓	✓	✓	/	/	/	✓	/	/	✓	/	/	?	/	/	✓	✓	/	?	/
<b>Financial &amp; professional uses in town centres</b>	Restriction on specific uses in two town centres (Linlithgow & Bathgate) to support conservation area and vitality.																			
<b>POLICY TC 15</b>	✓	✓	✓	/	/	/	✓	/	/	✓	/	/	?	/	/	✓	✓	/	?	/
<b>COMMUNITY SPORTS &amp; EDUCATION FACILITIES &amp; OPEN SPACE</b>																				
<b>Sports &amp; recreation facilities</b>	Allocates new parks, playing fields & sports facilities.																			
<b>POLICIES COM 1 – 3,4,5,6</b>	/	✓	✓	/	/	/	/	/	✓	✓	✓	/	/	/	✓	✓	?	/	?	?

## ENVIRONMENTAL ASSESSMENT RECORD – WLLP POLICIES (SHEET 10)

Policy	A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
<b>Loss of open spaces</b>	Protects open spaces that are important, sets assessment criteria & also helps biodiversity.																			
<b>POLICY COM 2</b>	/	✓	✓	/	✓	✓	/	/	/	/	✓	/	✓	/	/	/	✓	?	?	?
<b>Health and community facilities</b>	No significant environmental effects likely.																			
<b>POLICY COM 7</b>	/	✓	✓	/	/	/	/	/	/	/	/	/	/	/	✓	?	?	/	?	?
<b>Education facilities</b>	No significant environmental effects likely from Pumpherstons and Westfield sites but potentially positive at former Bangour Village Hospital new site.																			
<b>POLICY COM 8</b>	/	✓	✓	/	/	/	/	/	✓	✓	✓	/	/	/	✓	✓	?	/	?	?
<b>Cemeteries &amp; Crematorium</b>	New cemeteries safeguarded adjacent to existing cemeteries and a crematorium site allocated.																			
<b>POLICIES COM 9, 9a, 10</b>	/	✓	✓	/	/	/	/	/	/	✓	/	/	?	/	✓	/	✓	?	?	?
<b>Art &amp; development</b>	Creation of art works and contributions to environmental designs.																			
<b>POLICIES COM 11 &amp;12</b>	/	/	/	?	?	?	/	/	✓	✓	✓	✓	✓	/	?	?	?	/	/	/
<b>Access for all &amp; safety in the community</b>	No significant environmental effects likely with access to all principles, especially new public buildings, installing secure design measures and allocate a new prison facility at Addiewell.																			
<b>POLICIES COM 13 - 15</b>	/	/	/	/	/	/	/	/	/	/	/	/	/	/	✓	✓	/	/	/	/

## ENVIRONMENTAL ASSESSMENT RECORD – WLLP POLICIES (SHEET 11)

Policy	A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
<b>NATURAL RESOURCES, WASTER MAANGEMENT &amp; RENEWABLE ENERGY</b>																				
<b>Protecting mineral resources</b>	This will protect the countryside from development in the short term, but facilitates mineral extraction within search areas in future.																			
<b>POLICIES NWR 1-4</b>	X	/	/	✓	?	?	X	?	/	/	?	?	/	?	✓	✓	?	X	?	?
<b>Protecting areas from surface mineral extraction</b>	Generally protects settlements and areas valuable in terms of their wildlife, landscape, soil, water or cultural heritage.																			
<b>POLICY NWR 5</b>	✓	/	/	✓	✓	✓	/	✓	✓	✓	✓	✓	?	✓	✓	?	✓	✓	?	?
<b>Construction, industrial minerals and building stone extraction</b>	Effects remain uncertain, though cross compliance with other local plan policies.																			
<b>POLICIES NWR 6, 6a, 7</b>	?	/	/	?	?	?	/	?	✓	✓	?	?	?	?	✓	✓	?	?	?	?
<b>Development Management criteria</b>	Development Management criteria, and requirements for monitoring, restoration and aftercare bonds and local liaisons groups to minimise environmental impacts.																			
<b>POLICIES NWR 8 - 10</b>	✓	/	/	?	?	?	/	?	/	/	?	?	?	?	✓	✓	✓	✓	?	?
<b>Waste strategy &amp; waste minimisation</b>	Encourages recycling of waste during construction and for new housing, industrial, commercial and business development benefitting the environment by reducing waste to landfill.																			
<b>POLICY NWR 11 &amp;12</b>	✓	/	/	?	?	?	?	?	?	/	/	/	/	/	✓	✓	✓	/	?	?
<b>Waste management facilities in West Lothian</b>	Proposals for waste management facilities could affect environment.																			
<b>POLICY NWR 13</b>	✓	✓	/	?	?	?	?	?	?	/	/	/	/	/	✓	✓	✓	/	?	?

## ENVIRONMENTAL ASSESSMENT RECORD – WLLP POLICIES (SHEET 12)

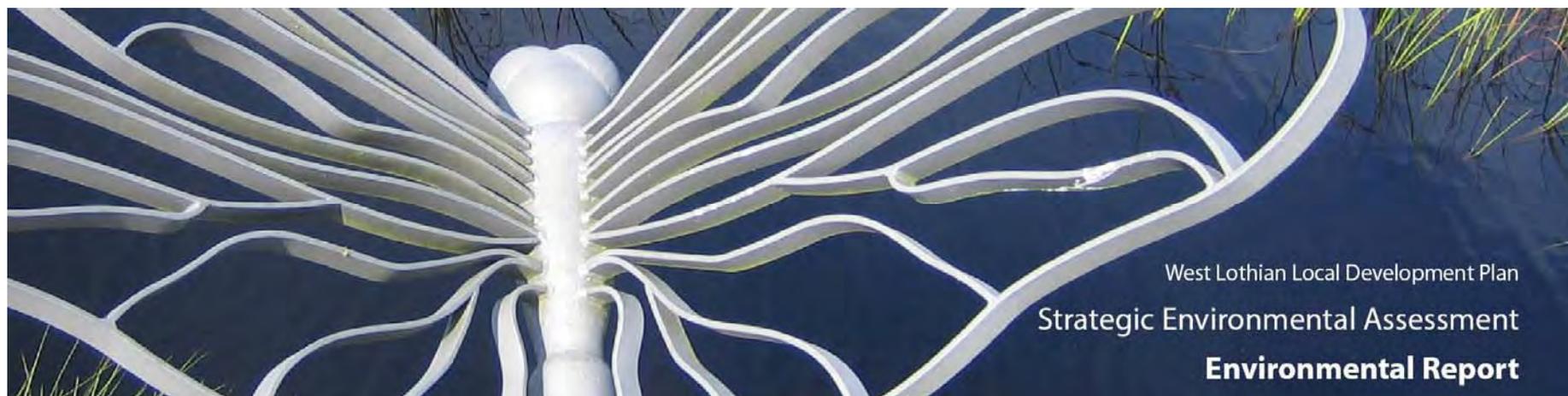
Policy	A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
<b>Waste management</b>	Proposals for waste management facilities could affect environment; policy relies on cross-compliance with other policies																			
<b>POLICY NWR 14, 15 &amp; 16</b>	✓	✓	/	?	?	?	?	?	?	/	/	/	/	/	✓	✓	✓	/	?	?
<b>Sites for waste disposal by landfill</b>	Proposals for waste management facilities could affect environment; policy relies on cross-compliance with other policies																			
<b>POLICY NWR 17 &amp; 18</b>	✓	✓	/	?	?	?	?	?	?	/	/	/	/	/	✓	✓	✓	/	?	?
<b>Rehabilitation of derelict and contaminated land</b>	This policy would have a positive effect on communities, wildlife, landscape, soil & water quality.																			
<b>POLICY NWR 19</b>	/	/	/	/	?	?	/	?	✓	✓	✓	✓	?	?	✓	✓	✓	✓	?	?
<b>Renewable energy projects</b>	Environmental benefits by reducing energy produced by fossil fuels, although significance may be limited if restricted to smaller scale proposals. Policies includes criteria to avoid or mitigate adverse effects in international / national / local natural heritage sites, Pentland Hills, built heritage / residential property.																			
<b>POLICIES NWR 20 - 29</b>	✓	/	/	✓	✓	?	✓	✓	✓	✓	✓	✓	/	/	✓	?	✓	✓	?	?
<b>IMPLEMENTATION</b>																				
<b>Contributions to educational infrastructure</b>	Developer contributions can result in positive impact on environmental assets.																			
<b>POLICIES IMP 1 -3</b>	/	✓	✓	/	/	/	✓	?	/	/	/	/	✓	/	/	/	✓	/	?	?
<b>Contributions to water &amp; sewerage infrastructure</b>	Developer contributions can result in positive impact on environmental assets.																			
<b>POLICIES IMP 4 -5</b>	/	✓	✓	/	/	?	✓	?	/	/	/	/	/	/	/	/	✓	/	✓	✓

## ENVIRONMENTAL ASSESSMENT RECORD – WLLP POLICIES (SHEET 13)

Policy	A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2
<b>Management of water courses &amp; flood prevention</b>	Ensures protection of valuable environmental assets.																			
<b>POLICIES IMP 6-8</b>	/	/	/	?	✓	✓	?	✓	/	/	/	/	?	/	/	?	✓	✓	✓	✓
<b>Air Quality - assessment &amp; monitoring</b>	Requirement for information on air quality impact and possible installation of air monitoring apparatus.																			
<b>POLICY IMP 9</b>	✓	/	/	/	/	/	/	/	/	✓	/	/	/	/	/	/	✓	/	/	/
<b>Noise – sensitive uses</b>	Separation between noise sensitive uses and especially housing, but exceptions criteria outlined.																			
<b>POLICIES IMP 10 &amp; 11</b>	/	/	/	/	/	/	/	/	/	✓	/	/	/	/	/	/	✓	/	/	/
<b>Pipelines</b>	Consultation requirements with Health & Safety Executive																			
<b>POLICY IMP 12</b>	/	/	/	/	/	/	/	/	/	✓	/	/	/	/	/	/	✓	/	/	/
<b>Radio telecommunications</b>	Sets assessment criteria and seeks to minimise environmental impacts, but may not eliminate them.																			
<b>POLICY IMP 13</b>	/	/	/	?	?	?	/	/	X	X	?	X	?	/	/	?	✓	/	/	/
<b>Supplementary planning guidance</b>	General development guidance ensures new development is built to acceptable standards.																			
<b>POLICY IMP 14</b>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Design</b>	General development guidance, specifically on design, ensures new development is built to acceptable standards and includes improving quality of built environment & creating attractive sustainable places.																			
<b>POLICY IMP 15</b>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## ENVIRONMENTAL ASSESSMENT RECORD – WLLP POLICIES (SHEET 14)

Policy	A1	A2	A3	B1	B2	B3	CL1	CL2	CH1	CH2	L1	L2	L3	M1	M2	M3	P1	S1	W1	W2	
<b>Enforcement of planning policy</b>	Enforcement action initiation criteria																				
POLICY IMP 16	?	/	/	?	?	/	/	/	?	?	/	/	/	/	/	/	/	?	?	/	
<b>Planning agreements</b>	Secure key infrastructure and amenities +/- or regulates use of land																				
POLICY IMP 17	?	/	/	?	?	?	/	/	?	?	/	/	/	/	/	/	/	?	?	/	/



## APPENDIX 2A

### CALL FOR SITES SUBMISSIONS - SITE APPRAISAL BY SETTLEMENT

#### ADDIEWELL

<b>Proposed use - Residential (small scale)</b> <b>WLLP reference (if known/applicable) – n/a</b> <b>WLLDP reference – EOI-0026</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site at Station House is brownfield extends to approximately 0.3 hectares and lies south of Addiewell and approximately 1.5km north west of West Calder. It is bounded to the south by the Edinburgh/Glasgow Central railway line and to the west by Station Road and the railway halt itself. An industrial yard lies to the north beyond which lies the recently opened prison and the land to the east comprises rural smallholdings. The site is outwith the settlement envelope of Addiewell and in the countryside in the adopted West Lothian Local plan 2009 and is south of an employment area covered under policies EM5 and 6.
Slope and Shape	The site is relatively flat, with only a small incline up from the access to the site from the north to the south.
Altitude and Exposure	The site is not particularly elevated or exposed.

Un-neighbourly/non conforming uses	An industrial yard lies to the north beyond which lies the recently opened prison and the land to the east comprises rural smallholdings. There is also the Auto Salvage Auto Auction site that lies to the west of the site, west of Station Road that contains damaged cars. The site is also within 100m of the bonded warehouses at Addiewell, south west of the site that contain whiskey and have likely led to discolouration of buildings and the surrounding landscape and has led to previous applications on the site for residential development being refused and one of these applications being dismissed on appeal.
Relationship to Townscape	
Landscape Fit – Intervisibility	The site is largely surrounded by development and contains an existing house and any additional houses would fit in well and be read against the existing largely developed surrounding landscape.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The sites has clearly defined fence boundaries and also has Station Road to the west and the railway line to the south, the industrial depot to the north and a residential property to the east (Brackendale).
On Site Constraints	No obvious on site constraints.
Ground Conditions/Natural Features	The site appears brownfield in nature and will require to be assessed by the councils contaminated land officer and a GGP overlay states that the ground has 'rock exposure and some waste'.
Trees	The site contains some minor woodland and scrub, but not of any significance.
Protected Species (biodiversity)	The GGP overlays display no significant or notable habitat, however, the views of SNH and the Lothian Wildlife Information Centre should be sought to ensure that there are no species i.e. EPS of any significance on the site.
Green Network (CSGN)	No significant impact.
Access/Parking/Roads	Access via existing access from Station Road that is shared with the property of Brackdale to the east. It is understood from the resident at Brackendale that there are legal access rights issues to the site. Transportation views on the acceptability of the access to Station Road, which is traffic calmed, for additional house(s) would be required.
Watercourse within vicinity (potential flood risk)	None obvious although check required with the council's Flood Prevention Officer.
Other	Extensive case history on planning applications and appeals. An application reference 1045/P/07 was refused planning permission on 3 <sup>rd</sup> May 2008 as being unjustified development in the countryside and due to the issue of black mould in buildings. A subsequent planning application on the site for one house under reference 0804/P/08 was refused by the council for similar reasons and was also dismissed at appeal (reference P/PPA400/322).
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	A solution for this site may be to bring the site within the settlement envelope of Addiewell, given there is the obvious defensible boundary of the railway line to the south and Station Road to the west, although there is always going to be the issue of discolouration to contend with, so the site, also given its small scale, should not be allocated for housing.

<b>Proposed use – Residential use</b>	
<b>WLLP reference (if known/applicable) – n/a WLLDP reference – PJ-0002</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site is out with the settlement envelope of Stoneyburn and in the countryside in the adopted WLLP. It is immediately north of housing allocation HSb8 (see related application 0635/FUL/08 above for details, that has not yet been implemented, however consent was refused for development on part of the site back in June 1996, as the site was in the countryside and was unjustified development into it). The site is presently a flat greenfield site.
Slope and Shape	The site is relatively flat in nature and contains no significant slopes.
Altitude and Exposure	The site is not particularly exposed and benefits from built development to the west at Foulshiels Road that shelters the site from the prevailing wind. The site is also not at a significantly high or elevated position.
Un-neighbourly/non conforming uses	There is a car repair garage to the west of the site, however, as this appears to operate and co exist without any great concerns to residential property to the south of the site, this is unlikely to be a significant concern, should this site be considered acceptable for residential development.
Relationship to Townscape	The site would relate relatively well to the townscape and would provide an obvious extension to the town and the present built development at Foulshiels Road to the west of the site and would link well with development to the south of the site, if application 0635/FUL/08 was implemented.
Landscape Fit – Intervisibility	Site could be readily accommodated and could be viewed with existing development to the south and as an obvious development on the east side of Foulshiels Road.
Landscape Fit – Skyline	The site does not appear on the skyline.
Defined Boundary	There would be a defined boundary to the south of the site with the old school site and Foulshiels Road to the west, but the northern and eastern boundaries would be up against countryside and if development of the site is supported, it would benefit from structural planting to soften the impact against the countryside.
On Site Constraints	There are no obvious on site constraints, the site is identified as grassland and marsh in the Phase 1 Habitat Survey from 1993 and not much appears to have changed since the following a site visit on 5 September 2012. The site does however contain a small substation in its south western corner.
Ground Conditions/ Natural Features	No obvious issues with ground conditions, the Coal Authority general standing advice would apply and the councils contaminated land officer would be required to provide a view as to any contamination on the site. The site is defined as an urban area in the McAulay Land Use Maps.
Trees	There are no trees within the site and it appears that there is no foliage of particular note. There is a hedge along the western side of the site.
Protected Species (biodiversity)	There have been no protected species in the GGP overlays identified, but SNH should still be consulted for their comments.
Green Network (CSGN)	The loss of the site in the context of contributing to the CSGN, if this site were developed, would be negligible.

Access/Parking/Roads	Transportation would require to provide a view on the suitability of access to the site in terms of junction spacing with Strathyre Drive to the west and also directly onto Foulshiels Road.
Watercourse within vicinity (potential flood risk)	No significant issues, in terms of the SEPA GGP overlays and SW. Although the councils flood prevention officer should still be consulted for his comments.
Other	Schools – the catchment schools would be Whitburn Academy, Stoneyburn ND Primary, St Kentigerns' Academy and Our Ladys RC Primary and Education would require to be consulted for their views. Previous applications 0422/P/96 – Outline planning permission for residential development at Cuthill Farm, Stoneyburn – Refused 28 June 1996. 0635/FUL/08 – Erection of 4 houses and 4 flats with associated car parking and landscaping at Foulshiels Road, Stoneyburn (Almond Housing Association) Minded to be granted subject to Section 75 Agreement (planning permission not yet granted)
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	This site, subject to issues of Transportation and ensuring appropriate education provision, would represent an acceptable extension to the settlement of Stoneyburn.

<b>Proposed use – Residential</b>	
<b>WLLP reference (if known/applicable) – n/a</b>	
<b>WLLDP reference - PJ-0003</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield site, outwith the settlement envelope of Addiewell in the adopted WLLP. Site is however within an employment area boundary under policies EM5 and 6 in the WLLP. Site has previous consents for car storage and auction facility from 2002. Site contains a large area of historic hardstanding. There are some residential neighbours to the south, the prison immediately to the north and other employments uses on the west side of Station Road to the west of the site.
Slope and Shape	Site is relatively flat in nature.
Altitude and Exposure	Site is not elevated or exposed.
Un-neighbourly/non conforming uses	Employment uses to the west and also prison to the north, site is also close to bonded warehouses to the south of the site within 280m at the nearest point. This may lead to 'black mould' being prevalent on any houses developed on the site, similar to neighbouring buildings at the moment.
Relationship to Townscape	Site does not relate well to the townscape.
Landscape Fit – Intervisibility	Site is a stand-alone site, that does not fit well with neighbouring sites and is some distance from larger areas of housing.
Landscape Fit – Skyline	Site is not on the skyline.

Defined Boundary	Site has well defined boundaries in the form of fencing and woodland that shelters the site, around the sites edge.
On Site Constraints	No significant on site constraints, site may be contaminated, given industrial past however. there is some small areas of exposed rock on the site and a small area of woodland at the western side.
Ground Conditions/Natural Features	Nothing of significance, small area of scrub woodland at western edge.
Trees	Small area of scrub woodland at western edge.
Protected Species (biodiversity)	The GGP overlays indicate no protected species of significance from the 1993 Phase 1 Habitat Survey or from SNH Notable Habitats.
Green Network (CSGN)	Woodland around the edge of the site would only make a small contribution to the CSGN.
Access/Parking/Roads	Access via Station Road, particularly from the south is constrained by an overbridge for the railway.
Watercourse within vicinity (potential flood risk)	Nothing of significance, check required with Flood Prevention Officer.
Other	Site is within a 200m of both a railway station and a bus route, so would have good transport connections. Site is within the catchment schools of St Thomas RC Primary, Addiewell Primary, St Kentigern's and West Calder ND High. Education would require to provide comments on the capacity of these schools to accommodate housing.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site, although enjoying good transport connections, would not be close to any local facilities or amenities such as shops or three out of the four schools. The proximity of neighbouring employment uses, the prison and the bonded warehouses with the potential to provide a 'black mould' to houses, the potential difficult road access from the A71 to the south, would all mitigate against supporting a residential allocation of this site and would not be conducive to a good quality residential environment. Although developing the site could lead to potential decontamination (the council's Contaminated land officer requires to give a view on the requirements to remediate this site), it is considered that the site would be best taken forward in the LDP for employment uses at present.

## ARMADALE

<b>Proposed use - Residential (but with flexibility to have mixed use to merge with existing consents north of the site)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference - EOI-0023</b>	
<b>Condition &amp; Setting</b>	<i>General comments</i>
Present Use Brownfield/greenfield/ruin/mixed	The site is in the countryside, the majority of which lies between the A801 and north of the A706 and is predominantly 'greenfield'. A small part of the site lies on the south side of the A706, west of the roundabout. The site comprises agricultural fields and rough grassland with intermittent stands of trees. Torbane Farm steading is the only significant existing building group within the site.
Slope and Shape	The site is an irregular 'Y' shape and combines areas of both flat and undulating land.
Altitude and Exposure	The site is not especially elevated or exposed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are predominantly agricultural and rural residential.
Relationship to Townscape	The site is physically separated from the town and currently, at least, has no meaningful relationship with the 'townscape'.
Landscape Fit – Intervisibility	Built development would be disruptive and intrusive in the landscape and there would be intervisibility issues.
Landscape Fit – Skyline	The site does not command a skyline location.
Defined Boundary	The site boundaries are a mixture of post and wire fences, mature hedgerows, and in some instances they are not physically defined on the ground at all.
On Site Constraints	There are various drainage channels running across the site.
Ground Conditions/Natural Features	It is understood that coal has been extracted from parts of the site in the past and that there are, as a consequence areas of made ground. Ground conditions may therefore be suspect and further detailed investigation may be required if it is proposed to progress the development of the site. A Phase 1 Habitat Survey notes : Rock exposure and waste (spoil heap) / Woodland and scrub (broadleaved).
Trees	There are a significant number of trees on the site, which individually and collectively, contribute to the character of the site and it's setting and should, in principle be largely retained. They would also require to be surveyed.
Protected Species (biodiversity)	A 'Notable Habitat' consisting of a semi-natural broadleaved woodland is recorded on the western extremity of the site.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access from the A801 would appear to be the most practical option. However, alternative access from Station Road to the west (B8084) may also be feasible and consultation with Transportation will help establish this.

Watercourse within vicinity (potential flood risk)	The Boghead Burn passes through the site and advice from SEPA on any potential flood risk would be required. There are also standing bodies of water to the east and west which would need to be taken account of.
Other	Outline Planning Permission for a new country house estate with 36 executive houses, hotel, 18 hole golf course, woodland country walks and nature reserves was refused in 2002 and a subsequent appeal was also dismissed. Parts of the site are identified in the Archaeological Trigger Map (maintained by WoSAS).
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently part of the countryside belt, preventing the coalescence of Armadale with Bathgate to the east and Whitburn to the west. New built development at this location would constitute an intrusive physical expansion of Armadale further southwards, well beyond the limit of development which is already provided for in the Armadale CDA by the adopted WLLP. The proposed allocation should not be supported.

<b>Proposed use - Residential and leisure use (site area 19.5Ha) 25 units. WLLP reference (if known/applicable) – N/A WLLDP reference – EOI-0046</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is in the countryside and outwith the settlement boundary of Armadale, as shown in the adopted WLLP, and comprises an area of physically undeveloped 'greenfield' land / Golf course with an ancillary clubhouse building.
Slope and Shape	The site is broadly triangular in shape and comprises undulating land with some significant level differences.
Altitude and Exposure	The site is not elevated. Indeed, parts of the site are low lying and not exposed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are either residential or agricultural.
Relationship to Townscape	As an area of open space, it contributes significantly to the setting of Armadale at this location. The south-western part of the site lies directly opposite an area of established residential development and it provides an area of transition between the town and the wider countryside.
Landscape Fit – Intervisibility	Built development, particularly on the upper part of the site, would be intrusive and there are intervisibility issues from the north/north-east.
Landscape Fit – Skyline	Only a small part of the site commands a skyline location
Defined Boundary	Part of the site, closest to 'Whit-A-Vue, and bounding the B8084 is defined by a brick wall. This gives way to mature hedgerow. The boundary with Bridgecastle Road is defined with a mixture of post and wire fencing and hedgerow.
On Site Constraints	There is a pond and drainage ditches. There may be contamination issues relative to previous mining activity. A Scottish Gas feeder pipeline (running east-west) clips the northern tip of the site and falls within the consultation zone, as does a British Gas pipeline running north-south down the northern boundary of the site.

Ground Conditions/Natural Features	It is not unreasonable to assume that ground conditions may be suspect in view of previous mining activity in the general area and may therefore require further detailed investigation. There is also information on file from WoSAS that the site may be archaeologically sensitive and that further investigation would be advisable.
Trees	While there are some trees on the site, it is debateable whether they are of any great significance and if the site were to be developed measures could presumably be taken to retain and protect or replace them.
Protected Species (biodiversity)	Consultation being undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	The site already has a vehicular access from the B8084 and it is presumed that other access points could potentially be achieved from Bridgecastle Road. This should be checked with Roads colleagues.
Watercourse within vicinity (potential flood risk)	An accommodation would require to be made for the pond and the drainage ditches. As parts of the site are quite low lying, flood risk would require to be assessed.
Other	Planning permission has previously been refused (and upheld on appeal) and the site was proposed for development (and rejected) during the preparation of the adopted WLLP 2009.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The physical development of this site would constitute an intrusive physical expansion of Armadale, well beyond the limit of development which is already provided for in the adopted WLLP. It would also be visually and environmentally intrusive. The demise of the golf course, which by all accounts, was a valued area of open space, begs the question what should be done with the site, and it is suggested that allocating it as 'Land Safeguarded for Open Space' should be considered rather than maintaining the status quo and leaving it shown as 'white land'. It is <u>not</u> however suggested that it is brought within the settlement boundary.

<b>Proposed use - Residential use</b>	
<b>WLLP reference (if known/applicable) – N/A</b>	
<b>WLLDP reference EOI-0047</b>	
<b>Condition &amp; Setting</b>	<i>General comments</i>
Present Use Brownfield/greenfield/ruin/mixed	The site is on the eastern periphery of Armadale, outwith the current settlement boundary, west of the A801 and north of the A89. It is 'greenfield', predominantly agricultural land under crop and approximately one fifth of the site constitutes a distinctive woodland block. The site is also shown in the adopted WLLP as being part of the countryside belt.
Slope and Shape	The site is broadly rectangular in shape and is relatively flat.
Altitude and Exposure	The site is not especially elevated or exposed.

Un-neighbourly/non conforming uses	Immediate neighbouring uses are agricultural and residential.
Relationship to Townscape	The site has a close physical relation to Armadale, adjoining the built edge of the town and also lying adjacent to the Colinshiel CDA.
Landscape Fit – Intervisibility	The site currently fulfills the role of a buffer between Armadale and Bathgate and built development would seriously erode this.
Landscape Fit – Skyline	The site does not command a skyline location.
Defined Boundary	A post and wire fence and a broken hedgerow defines the southern boundary of the site with the A89. The boundary with the A801 is more robust and there is some bunding in places. Within the site there are field boundaries and hedgerows.
On Site Constraints	There are high voltage electricity transmission lines (with supporting pylons) running across the eastern and northern parts of the site. A British Gas pipeline runs diagonally (from NW to NE) across the north-eastern corner of the site.
Ground Conditions/Natural Features	A Phase 1 Habitat Survey notes : Woodland and scrub (broadleaved woodland) / Cultivated/disturbed land (ephemeral/short perennial).
Trees	There is an established woodland which contributes significantly to the character of the site and its setting and should be retained. There may also be other individual trees within field boundary hedgerows that should be retained and protected but this would require to be determined through survey.
Protected Species (biodiversity)	A 'Notable Habitat' consisting of semi-natural broadleaved woodland is recorded on the central part of the site. The central portion of the site, known as Colinshiel Wood, is a recognised Lothian Wildlife site, and is a semi-natural woodland on a raised bog.
Green Network (CSGN)	TBC
Access/Parking/Roads	Direct access from the A89 would appear to be the most practical option. However, alternative access via the Colinshiel CDA may also be feasible. Transportation will be able to clarify.
Watercourse within vicinity (potential flood risk)	Apart from field drains, there is not thought to be any watercourse within the bounds of the site.
Other	---
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is part of the countryside belt, preventing the coalescence of Armadale with Bathgate to the east. Built development at this location would constitute an intrusive physical expansion of Armadale further eastwards, well beyond the limit of development which is already provided for in the Armadale CDA by the adopted WLLP. There are also technical inhibitions to development (electricity and gas infrastructure). The proposed allocation should, therefore, not be supported.

<b>Proposed use - Residential use (site area 12Ha) 280 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference- EOI-0048</b>	
<b>Condition &amp; Setting</b>	<i>General comments</i>
Present Use Brownfield/greenfield/ruin/mixed	The site is in the countryside, outwith the settlement boundary as defined in the adopted WLLP, and straddles the A89. The land on the north side of the road is arable farmland under crop while the land on the south side is grazing land (sheep).
Slope and Shape	The site is broadly rectangular and is bisected by the A89. It slopes generally from south to north, the southern part being steeper than the northern part, and is undulating in character.
Altitude and Exposure	The southern part of the site is elevated, open and exposed. The northern part of the site lies at a lower level than the road and is less exposed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are agricultural and residential.
Relationship to Townscape	The site is physically separated from the town and has no meaningful relationship with the townscape.
Landscape Fit – Intervisibility	Built development would be visually intrusive in the landscape and there would be intervisibility issues.
Landscape Fit – Skyline	The southern part of the site commands a skyline location and built development would be visually intrusive.
Defined Boundary	The eastern boundary (of the southern part of the site) is defined by a tapered, established hedgerow with a post and wire fence. There is no comparable defined eastern boundary on the northern part of the site. The boundary of the southern part of the site is set back by approximately 3m from the A89 and there are some small trees planted in the intervening verge. The western boundary of this part of the site is defined by a traditional stone field dyke and this is replicated on the western boundary of the northern part of the site. The boundary of the northern part of the site with the A89 is defined by elements of hedgerow and post and wire fencing.
On Site Constraints	Satisfactory access could be difficult to achieve without significant road works.
Ground Conditions/Natural Features	A Phase 1 Habitat Survey notes: Woodland and scrub (broadleaved woodland plantation) / Tall herb and fern (tall ruderal)
Trees	There are trees on the eastern boundary of the southern part of the site and also fronting the north side of the A89.
Protected Species (biodiversity)	Consultation being undertaken with SNH.
Green Network (CSGN)	TBC

Access/Parking/Roads	Access from the A89, serving both the northern and southern parts of the site, while possible, could nevertheless be problematic and consultation with Transportation will clarify matters.
Watercourse within vicinity (potential flood risk)	Apart from field drains, there are not thought to be any watercourses within the site.
Other	Planning permission for residential development was refused in 2009.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site would constitute an intrusive physical expansion of Armadale further westwards, well beyond the limit of development which is already provided for in the adopted WLLP. The proposed allocations should not, therefore, be supported.

<b>Proposed use - Mixed use development (circa 23Ha) circa 460 units</b>	
<b>WLLP reference (if known/applicable) – N/A</b>	
<b>WLLDP reference- EOI-0121</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is in the countryside and outwith the settlement boundary of Armadale, as shown in the adopted WLLP, and comprises an area of physically undeveloped 'greenfield' land / Golf course with an ancillary clubhouse building.
Slope and Shape	The site is broadly triangular in shape and comprise undulating land with some significant level differences.
Altitude and Exposure	The site is not elevated. Indeed, parts of the site are low lying and not exposed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are either residential or agricultural.
Relationship to Townscape	As an area of open space, it contributes significantly to the setting of Armadale at this location. The south-western part of the site lies directly opposite an area of established residential development and it provides an area of transition between the town and the wider countryside.
Landscape Fit – Intervisibility	Built development, particularly on the upper part of the site, would be intrusive and there are intervisibility issues from the north/north-east.
Landscape Fit – Skyline	Only a small part of the site commands a skyline location
Defined Boundary	Part of the site, closest to 'Whit-A-Vue, and bounding the B8084 is defined by a brick wall. This gives way to mature hedgerow. The boundary with Bridgecastle Road is defined with a mixture of post and wire fencing and hedgerow.
On Site Constraints	There is a pond and drainage ditches. There may be contamination issues relative to previous mining activity. A Scottish Gas feeder pipeline (running east-west) clips the northern tip of the site and falls within the consultation zone, as does a British Gas pipeline running north-south down the northern boundary of the site.

Ground Conditions/Natural Features	It is not unreasonable to assume that ground conditions may be suspect in view of previous mining activity in the general area and may therefore require further detailed investigation. There is also information on file from WoSAS that the site may be archaeologically sensitive and that further investigation would be advisable.
Trees	While there are some trees on the site, it is debateable whether they are of any great significance and if the site were to be developed measures could presumably be taken to retain and protect or replace them.
Protected Species (biodiversity)	Consultation is being undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	The site already has a vehicular access from the B8084 and it is presumed that other access points could potentially be achieved from Bridgecastle Road.
Watercourse within vicinity (potential flood risk)	An accommodation would require to be made for the pond and the drainage ditches. As parts of the site are quite low lying, flood risk would require to be assessed.
Other	Planning permission has previously been refused (and upheld on appeal) and the site was proposed for development (and rejected) during the preparation of the adopted WLLP 2009.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The physical development of this site would constitute an intrusive physical expansion of Armadale, well beyond the limit of development which is already provided for in the adopted WLLP. It would also be visually and environmentally intrusive. The demise of the golf course, which by all accounts, was a valued area of open space, begs the question what should be done with the site, and it is suggested that allocating it as 'Land Safeguarded for Open Space' should be considered rather than maintaining the status quo and leaving it shown as 'white land'. It is <u>not</u> however suggested that it is brought within the settlement boundary.

<b>Proposed use - Residential use (site area 7.62Ha), circa 190 units</b>	
<b>WLLP reference (if known/applicable) – N/A</b>	
<b>WLLDP reference – EOI-0139</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site lies to the north of Armadale and is shown in the adopted WLLP as being within the settlement boundary. It is physically undeveloped, save for a play area in the middle part of the site, and it functions as public open space.
Slope and Shape	The site is broadly triangular in shape. It comprises undulating land, with some significant level differences, but generally slopes from south to north and from west to east.
Altitude and Exposure	The western portion is not particularly elevated but is open and exposed. The eastern portion (behind the houses at Drove Road) is at a higher level but is more secluded and well defined.

Un-neighbourly/non conforming uses	Immediate neighbouring uses are either residential or agricultural.
Relationship to Townscape	As an area of open space, it provides an area of transition between the town and the wider countryside to the north.
Landscape Fit – Intervisibility	Built development, particularly on the western part of the site, would be intrusive and detrimental to the outlook from the existing houses opposite. Built development on the eastern part of the site would have much less physical impact and could be more satisfactorily absorbed.
Landscape Fit – Skyline	Only part of the site commands a skyline location, but even then, it is not the part which would be likely to be built upon.
Defined Boundary	The part of the site fronting Drove Road has an open, undefined frontage. The northern boundary is defined with a very distinctive and substantial mature wooded area and abuts the Barbauchlaw Glen Area of Special Landscape Control.
On Site Constraints	There is an electricity sub-station on part of the site, nearest to the houses/hedgerow on Drove Road. There is a deep drainage culvert running through the eastern part of the site. Along with the larger area of open space, the site is included in the Armadale Round Town Walk.
Ground Conditions/Natural Features	There are significant steep slopes on parts of the site which would probably render them undevelopable. The value of the site as open space is also a significant material consideration. The site clearly forms an important part of the wider area of open space at this location. Phase 1 Habitat Survey notes : Cultivated/disturbed land (amenity grassland) / Woodland and scrub (broadleaved woodland plantation) (dense/continuous) / Grassland and marsh (semi-improved neutral grassland) / Tall herb and fern (tall ruderal).
Trees	There are some substantial trees within the hedgerows on the site. If the site were to be developed measures could presumably be taken to retain and protect them.
Protected Species (biodiversity)	The corridor either side of the Barbauchlaw Burn is a recognised Lothian Wildlife site. A ‘Notable Habitat’ consisting of swamp is recorded on the western portion of the site.
Green Network (CSGN)	TBC
Access/Parking/Roads	The site already has a vehicular access from Drove Road which gives access to a rear parking area. This could presumably be upgraded to service the site but will require to be confirmed by Transportation.
Watercourse within vicinity (potential flood risk)	The Colin Burn and the Barbauchlaw Burn flow to the east and north of the site and flood risk would require to be assessed by SEPA.
Other	The eastern part of the site was proposed for residential. development (and rejected by the reports) at the time of the adopted WLLP. The council undertook to revisit this matter once the CDA masterplan proposals had been firmed up.

Conclusion/Summary: Site potential and impact on the community and/or settlement.	<b>The physical development of the <u>western</u> part of this site would constitute an intrusive physical expansion of Armadale, and would be visually and environmentally intrusive. It should not be supported and the status quo should prevail. The loss of the existing open space on the eastern part of the site would likely be controversial and it would have to be clearly demonstrated that it was genuinely surplus to the needs of the town or could be replaced elsewhere.</b>
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<b>Proposed use - Amendment to settlement envelope requested on west side of Armadale for extended domestic garden (site area 0.40 Ha)</b>	
<b>WLLP reference (if known/applicable) – N/A</b>	
<b>WLLDP reference – EOI-0211</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is on the western extremity of Armadale, outwith the settlement envelope as defined in the adopted WLLP, and comprises an area of undeveloped ‘greenfield’ land which is part of a larger copse of trees.
Slope and Shape	The site is broadly triangular in shape and slopes moderately away from the road.
Altitude and Exposure	The site is not elevated and the existing woodland avoids it from appearing exposed. It is instead quite tightly defined and enclosed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are either residential or agricultural.
Relationship to Townscape	The site lies adjacent to a small group of houses which collectively form a hamlet but it has no ‘townscape’ relationship.
Landscape Fit – Intervisibility	The greater copse of trees, of which this site is less than half, contributes to the visual and environmental amenity of the surrounding area. It’s loss would be disruptive in its own right but there are no intervisibility issues per se.
Landscape Fit – Skyline	The site does not command a skyline location.
Defined Boundary	A metal fence and the sparse remnants of an old hedgerow define the southern boundary of the site with the A89. The boundary to the west is undefined.
On Site Constraints	The nature of the western boundary, adhering to property ownership, is ‘artificial’ and extremely arbitrary.
Ground Conditions/Natural Features	A Phase 1 Habitat Survey notes : Woodland and scrub (broadleaved woodland plantation)
Trees	The site is quite densely treed.

Protected Species (biodiversity)	Consultation is being undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access could presumably be taken via the existing access point adjacent, although it does lie within the 50 mph zone and there may be issues if additional traffic generation and traffic movements were to result. Consultation with Transportation will clarify issues.
Watercourse within vicinity (potential flood risk)	There are not know to be any watercourses within the site.
Other	Planning permission for change of use to garden ground was refused in 2008.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site provides an element of screening and helps to frame this small collection of properties which are detached from the town and which lie outwith the existing settlement boundary of Armadale. There is no justification for extending the settlement boundary in this arbitrary manner and the proposed allocation should not, therefore, be supported.

<b>Proposed use - Housing and Business (circa 350 units)</b>	
<b>WLLP reference (if known/applicable) – n/a</b>	
<b>WLLDP reference: LATE-0001</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site is completely within the countryside and greenfield in nature.
Slope and Shape	Site is not flat and has some undulations within it.
Altitude and Exposure	Although not significantly elevated, the site is nevertheless severely exposed to the prevailing south westerly wind, given it would have no obvious buffer to it.
Un-neighbourly/non conforming uses	Site would have mostly no unneighbourly uses, some residential developments to the east at the east side of Armadale and also has the Bathgate-Airdrie railway line running through the site, which would be an obvious noise constraint as this is largely at a higher level than the surrounding land.
Relationship to Townscape	Other than having a mutual boundary with residential properties on the west side of Armadale at the east end of the site at Harestanes Road and Stonerigg Farm, the site would have no significant relationship to the townscape of Armadale.
Landscape Fit – Intervisibility	The site if developed would not be intervisible with an existing significant built form, save for developments at the west end of Armadale.
Landscape Fit – Skyline	The site would appear on the skyline, particularly when it is viewed from the south. The site would appear as a significant physical urban incursion to the countryside if developed that would have a detrimental impact on the countryside setting around Armadale.

Defined Boundary	The site has no significant obvious boundaries expect for fence and boundaries to the C class road.
On Site Constraints	There is a Scheduled Ancient Monument trigger point in the middle of the site.
Ground Conditions/ Natural Features	The site appears significantly wet in places and may well include former mine workings, given the area of land around Blackridge and Armadale may have been mined in the past. The Coal Authority would require to be consulted on the proposals. The council's contaminated land officer has advised that the site contains old quarries marked on historic maps. Adjacent to Bathville Colliery, Pit No. 6. Portion of the site outwith the West Lothian boundary. In terms of the MacAulay Land use maps, the land is mostly 4.1, 4.2 and 5.1 and 5.2, i.e. land capable of producing only a narrow range of crops or as land capable of use as improved grassland.
Trees	There are some mature deciduous trees around the boundaries of the site, particularly adjacent to the road and also in terms of field shelterbelts.
Protected Species (biodiversity)	The site contains large grassland and marsh and Tall Herb and Fern in terms of the 1993 Phase 1 Habitat Survey, but there appears to be no SNH protected species prevelant, however, SNH need to provide their views on this.
Green Network (CSGN)	If developed, this site could have a significant loss of land that could form part of the CSGN.
Access/Parking/Roads	The council's Transportation Unit would require to provide their views on the suitability of this site. Access would be via a 'c' class road which would require to be significantly upgraded, but there may also be an issue of capacity at the crossroads within Lower Bathville and Station Road, where the site is accessed from the east. Access from the west would also be from a 'c' class road and from the B718, again upgrading and junction capacity would require to be assessed. The site would at least in part be within 1.5km of the new railway station in Armadale and also within 400m of the nearest bus route, however, at its furthest points would be 2.5km and 1.8km to both respective public transport options. There would also be no easy pedestrian or vehicular access to Blackridge Station.
Watercourse within vicinity (potential flood risk)	The site contains a burn and field drains and would require comments from the council's Flood Prevention Officer and SEPA in terms of flood risk.
Other	The site may well have school capacity constraints in the catchment schools of Armadale Primary, St.Anthony's Primary, Armadale Academy and St.Kentigerns's Academy.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is not supported as an allocation in the MIR for the reasons outlined above.

## BATHGATE

<b>Proposed use - Housing, community use (2.13ha)</b> <b>WLLP reference (if known/applicable) – countryside belt</b> <b>WLLDP reference EOI-0004</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield
Slope and Shape	Triangular site, slopes throughout
Altitude and Exposure	Exposed site on north, south and west boundaries
Un-neighbourly/non conforming uses	Farm to west of site
Relationship to Townscape	On western edge of settlement
Landscape Fit – Intervisibility	Highly visible site from north and south in particular.
Landscape Fit – Skyline	Visually prominent due to differing site levels related to natural landform
Defined Boundary	No defined boundary on western side; eastern boundary defined by hedgerow/trees/stone dyke, footpath and boundary of Windyknowe Primary School; southern boundary defined by hedgerow/trees/stone dyke and access to Hardhill Farm/Sibbald's Brae.
On Site Constraints	None apparent, telecommunications mast to south west and electricity sub station outwith the site to the west
Ground Conditions/Natural Features	No adverse ground conditions apparent but undulating site throughout. Electricity sub station to the west and associated pylons
Trees	On southern and eastern boundary forming part of site boundary.
Protected Species (biodiversity)	None apparent
Green Network (CSGN)	N/A
Access/Parking/Roads	Applicant identifies an access point off the A89. Potential access off Sibbald's Brae but no apparent access point currently in existence here.

Watercourse within vicinity (potential flood risk)	None visible
Other	School catchments Armadale, St Kentigern's, Windyknowe and St Mary's, Bathgate
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	No defined western boundary to the site. Site undulates throughout. Development likely to be visually intrusive

<b>Proposed use - HOUSING</b>	
<b>WLLP reference (if known/applicable) – AGLV/countryside</b>	
<b>WLLDP reference EOI-0006</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield, complex of farm buildings including steadings, sheds and houses largely of traditional construction; some derelict buildings
Slope and Shape	Irregular shape; but relatively flat
Altitude and Exposure	Exposed and elevated site
Un-neighbourly/non conforming uses	Farm operations
Relationship to Townscape	Remote from main settlement
Landscape Fit – Intervisibility	Visible from Torphichen Road and road to Linlithgow
Landscape Fit – Skyline	As above
Defined Boundary	Defined by existing properties and field boundaries
On Site Constraints	Buildings currently in use for mix of residential and farming purposes, enclosed by field boundaries.
Ground Conditions/Natural Features	Wet underfoot; no natural features aside from some trees on the site boundary to the north and south
Trees	Along road frontage to the south; along part of western boundary; and northwards along road corridor formed by road to Linlithgow

Protected Species (biodiversity)	None apparent but possibly bats given farm buildings and trees
Green Network (CSGN)	N/A
Access/Parking/Roads	Off Ballencrieff Toll Road and existing farm accesses. Poor sight lines and visibility at both farm accesses.
Watercourse within vicinity (potential flood risk)	None apparent
Other	Planning history – history of refusal for erection of houses and conversion of existing buildings – 0738/FUL/08 form 8 houses and extension to cottage refused September 2008; 0361/FUL/09 conversion of buildings to form 5 houses refused March 2010. School catchments – Bathgate Academy, St Kentigern's, Baldardie, St Mary's Scottish Gas pipeline consultation zone to the north. Waste water drainage hotspot
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Buildings could be suited to conversion subject to resolution of access issues.

<b>Proposed use - storage and distribution/office and light industry/ancillary hotel and retail 89.26 ha WLLP reference (if known/applicable) – Employment Ebg7 WLLDP reference EOI-0053</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield/Greenfield, partly developed with industrial and storage & distribution units
Slope and Shape	Irregular shape
Altitude and Exposure	Flat site and exposed in part due to having been only partially developed
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	Within settlement boundary and development evident on all sides of the site.
Landscape Fit – Intervisibility	Site generally sites level with surroundings and not deemed to be visually intrusive.

Landscape Fit – Skyline	No intrusion apparent and fits in with landscape.
Defined Boundary	A7056 to north; A801 to west; M8 to south. To east, site boundary formed in part by Aldi unit.
On Site Constraints	SUDs pond to south of Aldi and at eastern boundary, overhead powerlines over northern part of site.
Ground Conditions/Natural Features	Scrub land at north east part of site of site adjacent to A7066
Trees	Throughout site, some associated with landscaping for developed areas of the site, remainder a mix of self seeded and other.
Protected Species (biodiversity)	Likely but none visible
Green Network (CSGN)	N/A
Access/Parking/Roads	Right of way to the west of Aldi; Access off A7056 to north; A801 to west and various internal roads
Watercourse within vicinity (potential flood risk)	SUDs ponds visible to east and south of Aldi.
Other	Phase 1 Habitats Survey 1993 – bare ground to the west of Aldi, grassland and march to the south and east of Aldi Area of rehabilitated land to the west of Aldi Notable habitats – broadleaved, semi-natural woodland to the north. Archaeological trigger to the west of Aldi Numerous planning applications throughout the site. School catchments – Bathgate Academy, St Kentigern’s, Blackburn, Our Lady of Lourdes
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Storage/distribution and other employment use class uses would be appropriate and accord with the current WLLP, ancillary hotel uses may be appropriate in the longer term to service employment uses and given location on the strategic road network.

<b>Proposed use - Housing (including retirement housing) (865sqm) WLLP reference (if known/applicable) – white land within settlement envelope WLLDP reference EOI-0056</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Derelict Car park, brownfield site

Slope and Shape	Square shaped site, sits at higher level than surroundings
Altitude and Exposure	On corner site with Rosemount Court and Mid Street, sheltered by surrounding development
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	Within settlement envelope and edge of town centre, infill site
Landscape Fit – Intervisibility	Development could be designed to fit with surroundings
Landscape Fit – Skyline	No issues
Defined Boundary	Road frontage defines site boundaries on north and east sides together with stone wall to east and fencing to north; trees and landscaping define the west and south boundaries.
On Site Constraints	None apparent
Ground Conditions/Natural Features	No issues apparent
Trees	On south and west boundaries
Protected Species (biodiversity)	None apparent
Green Network (CSGN)	N/A
Access/Parking/Roads	Existing access point off Rosemount Court
Watercourse within vicinity (potential flood risk)	None apparent
Other	Amenity grassland in the Open Space Strategy. Planning History – OPP for residential development refused in December 2007 and April 2008. School catchments – Bathgate Academy, St Kentigern's, St Mary's, Balbardie
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Infill development site within settlement envelope.

<b>Proposed use - Housing, landscaping and access/infrastructure</b>	
<b>WLLP reference (if known/applicable) – AGLV</b>	
<b>WLLDP reference EOI-0080</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Largely Greenfield, agricultural use with farm buildings centrally located within the site
Slope and Shape	Largely rectangular; site generally level although farm complex sits at lower level than surrounding fields and nestles into landscape.
Altitude and Exposure	Exposed site on settlement edge; sits level with adjacent housing development but area in general is elevated from the rest of the settlement.
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	On settlement edge but partly sheltered by existing housing development to the west and south
Landscape Fit – Intervisibility	Partly sheltered by existing housing development to the west and south
Landscape Fit – Skyline	Open views towards Bathgate and beyond.
Defined Boundary	Defined boundaries on south, west and east sides of field boundaries and stone walls; defined in part on north side by field boundary and tree line
On Site Constraints	Operational farm buildings in middle of site
Ground Conditions/Natural Features	No adverse ground conditions visible.
Trees	On north and west boundaries
Protected Species (biodiversity)	Land to east recorded in Phase 1 Habitats Survey 1993.
Green Network (CSGN)	SSSI lies immediately to the east of the site - Petershill SSSI.
Access/Parking/Roads	Potential for access off Drumcross Road through existing farm access but visibility poor as close to a bend on Drumcross Road and outwith the 30 mph limit. Access off Galabraes Crescent may also be a possibility but again visibility poor onto Drumcross Road due to narrow width of road and poor sightlines. Farm access from Drumcross Road runs centrally through the site with a footpath link to the north.

Watercourse within vicinity (potential flood risk)	None visible but pond to north of site where Notable habitats to north west - standing water; and at east swamp/neutral grassland/unimproved.
Other	WLLP objection site listed as north of Drummcross Road. Planning application history of refusal for residential development. School catchments – Balbardie, St Mary’s, Bathgate, St Kentigern’s.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	History of refusal for residential and site defended at PLI. Development could be visually intrusive and likely access issues.

<b>Proposed use - Housing with associated landscaping, access and infrastructure</b>	
<b>WLLP reference (if known/applicable) – AGLV</b>	
<b>WLLDP reference – EOI-0080</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield, agricultural use
Slope and Shape	Largely rectangular; significant slope up to the north
Altitude and Exposure	Exposed and elevated site
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	Housing development on north and south boundaries but generally remote
Landscape Fit – Intervisibility	Highly visible from B792 Torphichen Road and Ballencrieff Toll. Open views towards Bathgate and beyond.
Landscape Fit – Skyline	Open views towards Bathgate and beyond.
Defined Boundary	North boundary defined by fencing and Ballencrieff Toll road; south boundary defined by field boundary and some landscaping; east boundary not clearly defined and appears to be based on ridge line of the site; west boundary formed by Torphichen Road.
On Site Constraints	None visible but significantly sloping site; drainage ditch on southern boundary.
Ground Conditions/Natural Features	No apparent ground condition issues.
Trees	On north and south boundaries

Protected Species (biodiversity)	None apparent but may be present given site location.
Green Network (CSGN)	N/A
Access/Parking/Roads	Access off main road and existing road at Ballencrieff but potential issues with sight lines onto the Trophichen Road (B7920).
Watercourse within vicinity (potential flood risk)	Drainage ditch on west boundary
Other	School catchments – Balbardie, St Mary’s, Bathgate, St Kentigern’s; Waste water drainage hotspot; No planning history
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Elevated site, highly visible. Visual intrusion likely; potential access difficulties.
<b>Proposed use - Housing with associated landscaping, access and infrastructure</b>	
<b>WLLP reference (if known/applicable) – AGLV</b>	
<b>WLLDP reference- EOI-0081</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield, agricultural use
Slope and Shape	Largely rectangular; significant slope up to the north
Altitude and Exposure	Exposed and elevated site
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	Housing development on north and south boundaries but generally remote
Landscape Fit – Intervisibility	Highly visible from B792 Torphichen Road and Ballencrieff Toll. Open views towards Bathgate and beyond.
Landscape Fit – Skyline	Open views towards Bathgate and beyond.
Defined Boundary	North boundary defined by fencing and Ballencrieff Toll road; south boundary defined by field boundary and some landscaping; east boundary not clearly defined and appears to be based on ridge line of the site; west boundary formed by Torphichen Road.
On Site Constraints	None visible but significantly sloping site; drainage ditch on southern boundary.

Ground Conditions/Natural Features	No apparent ground condition issues.
Trees	On north and south boundaries
Protected Species (biodiversity)	None apparent but may be present given site location.
Green Network (CSGN)	N/A
Access/Parking/Roads	Access off main road and existing road at Ballencrieff but potential issues with sight lines onto the Trophichen Road (B7920).
Watercourse within vicinity (potential flood risk)	Drainage ditch on west boundary
Other	School catchments – Balbardie, St Mary’s, Bathgate, St Kentigern’s Waste water drainage hotspot No planning history
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Elevated site, highly visible. Visual intrusion likely; potential access difficulties.

<b>Proposed use – Residential</b>	
<b>WLLP reference (if known/applicable) – N/A</b>	
<b>WLLDP reference EOI-0091</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	greenfield
Slope and Shape	Rectangular site
Altitude and Exposure	Relatively flat, secluded by virtue of trees around the site.
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	On edge of settlement partly within the settlement boundary
Landscape Fit – Intervisibility	Open views from site entrance eastwards, secluded and contained site on all remaining sides by virtue of existing woodland

Landscape Fit – Skyline	On settlement edge and sheltered by virtue of woodland
Defined Boundary	North and West of the site is Belvedere Wood South of the site is residential
On Site Constraints	Woodland area forming part of a larger area of established woodland
Ground Conditions/Natural Features	Woodland
Trees	Trees found throughout the site and beyond the site boundary to the north and west
Protected Species (biodiversity)	None apparent but likely given woodland in the area
Green Network (CSGN)	Most of the site is covered by habitat of woodland and scrub, west of the site is grassland and marsh. Open space strategy – site within Belvedere wood and to the east of the site is Balbardie Park of Peace.
Access/Parking/Roads	Core path network buffer area Core path BATH/20 runs through the south west of the site Access via Dykeside Road, existing access point Footpaths through site
Watercourse within vicinity (potential flood risk)	None apparent
Other	School catchment – Bathgate Academy, Balbardie primary, St Kentigerns, St Mary’s primary.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.</p> <p>Development would constitute an intrusive physical expansion of Bathgate, well beyond the limit of development which is already provided for in the adopted West Lothian Local Plan.</p> <p>It would also be visually and environmentally intrusive.</p> <p>The site is remote from main facilities and as such is not considered as a sustainable location for development.</p> <p>There is insufficient infrastructure available to support development of this site.</p>

<b>Proposed use - Residential (0.96ha) WLLP reference (if known/applicable) – Open Space WLLDP reference EOI-0092</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Recreation ground
Slope and Shape	Largely rectangular shape
Altitude and Exposure	Site sits level with surroundings and is relatively sheltered.
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	On edge of settlement, site sits level with surroundings, residential development on two sides
Landscape Fit – Intervisibility	Site screened by virtue of adjacent residential development and site levels.
Landscape Fit – Skyline	Site unlikely to be prominent from main built up area to the south
Defined Boundary	West boundary defined by footpath and tree belt; east boundary by field boundary and difference in site levels from adjoining site; south and north boundaries by tree belts and fence lines
On Site Constraints	None apparent
Ground Conditions/ Natural Features	No visible issues with ground conditions and no natural features of note
Trees	On north, south and west boundaries
Protected Species (biodiversity)	None apparent
Green Network (CSGN)	N/A
Access/Parking/Roads	Core Path route 26 runs along south boundary of site. Access off Marchwood Crescent
Watercourse within vicinity (potential flood risk)	On western side of site but outwith site boundary

Other	Phase 1 Habitat Survey 1993 – Miscellaneous Habitats – cultivated/disturbed land and amenity grassland Designated a local park in the Open Space Strategy PP granted in June 1998 for 40 houses and garages on site to the west School catchments – Bathgate, St Kentigern’s, Balbardie PS and St Mary’s PS
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Currently used as play area, could be suitable for housing development but may be local sensitivities. Eastern boundary would require landscaping buffer to more clearly define the settlement edge.

<b>Proposed use - Residential (0.68ha) WLLP reference (if known/applicable) – Open space WLLDP reference EOI-0093</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield, open space
Slope and Shape	Largely rectangular
Altitude and Exposure	Exposed site sitting at higher level than surroundings and steep slope northwards
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	On north of settlement, residential development on three sides but this sits at a slightly lower level.
Landscape Fit – Intervisibility	Prominent site given that it sits higher than surroundings, open views south over Bathgate and beyond
Landscape Fit – Skyline	As above
Defined Boundary	Residential development on three sides, footpath and open land to north. War memorial to the south
On Site Constraints	Substantial slope across site north to south in particular
Ground Conditions/Natural Features	Phase 1 Habitats Survey 1993 – miscellaneous habitats – cultivated/disturbed land and amenity grassland. Small part of site at northwest corner is a notable habitat – neutral grassland/unimproved.
Trees	Scattered on east and west boundaries within back gardens of residential properties

Protected Species (biodiversity)	None apparent
Green Network (CSGN)	Categorised as a local park in the Open Space Strategy.
Access/Parking/Roads	Potential access off Academy Place/ Wallace Road/Haig Crescent/Simpson Crescent. Wallace Road to the east provides access to lock up garages and likely would be less suited to providing an access point due also to road alignment here. Possible ransom strip at Academy Place.
Watercourse within vicinity (potential flood risk)	None apparent
Other	No planning history School catchments – Bathgate, St Kentigern’s, Balbardie PS and St Mary’s PS
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Prominent site and sensitivities surrounding the war memorial. Site levels make this site particularly prominent. Access issues may also ensue.

<b>Proposed use - Residential use (circa 15 units as proposed by proposer)</b>	
<b>WLLP reference (if known/applicable) – N/A</b>	
<b>WLLDP reference – EOI-0094</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield site within the settlement envelope of Bathgate in the adopted WLLP. Site contains a historic WLC depot. A planning brief for re-development of the was approved by the Council Executive on 12 April 2011, for classes 1, 2, 3, 4, 8 and 10 of the Use Classes Order. There is a restriction in terms of residential development due to school capacities.
Slope and Shape	The site is relatively flat in nature and slopes up gradually from west to east.
Altitude and Exposure	The site is neither at altitude or exposed.
Un-neighbourly/non conforming uses	The site has long established housing sites on the east west and north sides. On the opposite side of the road (southern side of the site) there is the lawful Waverley Street Industrial Units, but given any housing, if housing were to be developed on the site, were to be no closer than existing units, would mean that the site could be developed for residential use, should school rolls permit this, however the site could be developed potentially for other uses. Any use would have to ensure that residential amenity was not significantly adversely affected by the proposed use.
Relationship to Townscape	No significant constraints.
Landscape Fit – Intervisibility	No significant intervisibility issues.
Landscape Fit – Skyline	The site is not on the skyline.

Defined Boundary	The site has Waverley Street on its west side and is defined by a circa 2m high boundary wall and fencing on its remaining three sides.
On Site Constraints	No significant on site constraints, however given the most recent use, the site has a degree of potential for contamination that will require an assessment by the council's Contaminated Land Officer.
Ground Conditions/Natural Features	There are no significant ground conditions or natural features of any note on the site, except for the issue of contaminated land mentioned above.
Trees	The site does not contain any significant woodland.
Protected Species (biodiversity)	No protected species known to be present on this site in terms of SNH assessment and the 1993 Phase 1 Habitat Survey. Nevertheless, SNH and the Lothian Wildlife Information Centre should also be consulted on the site.
Green Network (CSGN)	No significant CSGN impact.
Access/Parking/Roads	The existing access would be from Waverley Street, via the existing dropped kerb access or to the requirements of the council's Transportation Unit.
Watercourse within vicinity (potential flood risk)	The nearest watercourse is the Bog Burn that lies around 170m west of the site at its nearest point, but the site does not have any flood risk as identified in the SEPA 1:100, 1:200 and 1:1000 Fluvial Flood Risk Maps.
Other	A planning brief for the site was approved on 12 April 2011 for classes 1 (shops), 2 (financial, professional and other services), 3 (restaurant), 4 (business), 8 (residential institution) and 10 (non residential institution) of the Use Classes Order. Residential is restricted due to capacity in the local catchment schools of Bathgate Academy, Balbardie Primary, St Mary's Primary and St. Kentigern's Academy.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site presents a brownfield infill opportunity for development.

<b>Proposed use - Low density housing (approx 1.2ha) WLLP reference (if known/applicable) – AGLV WLLDP reference EOI-0125</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield, vacant land, scrubby in part
Slope and Shape	Rectangular and rises northwards
Altitude and Exposure	Elevated site, screened in part to south by existing properties and to west by planting along roadside but becomes more exposed as move northwards. Exposed on eastern boundary.
Un-neighbourly/non conforming uses	None apparent. Aerial photograph suggests use for karting or other activity but no history of planning consent for this or other use.

Relationship to Townscape	Outwith settlement envelope
Landscape Fit – Intervisibility	Lower half of site more sheltered and screened but slope increases northwards exposing the site. Views down towards Bathgate and beyond
Landscape Fit – Skyline	Development would likely be highly visible when viewed from the south
Defined Boundary	West boundary defined by Ballencrieff Toll Road, hedgerow and remains of fence; east by field boundary (in part); south and north by field boundary (trees on south boundary). Some new tree planting at north west corner
On Site Constraints	None apparent
Ground Conditions/ Natural Features	Marshy land and uneven; Phase 1 Habitat Survey – grassland and marsh
Trees	On southern boundary; recent planting at north west corner
Protected Species (biodiversity)	None apparent
Green Network (CSGN)	N/A
Access/Parking/Roads	No existing access point but likely off Ballencrieff Toll Road; poor sight lines and Toll Road itself is narrow in places, rises steeply with winds and twists along its course
Watercourse within vicinity (potential flood risk)	Watercourse at northern boundary, in culvert as it leads under Ballencrieff Toll Road
Other	School catchments – Balbardie, St Mary’s, Bathgate, St Kentigern’s Waste water drainage hotspot
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Exposed site, rising northwards and remote from main settlement. Visual intrusion likely. Existing properties have settled into the landscape and are relatively well screened in comparison.

<b>Proposed use - Residential and ancillary uses (62ha) WLLP reference (if known/applicable) – Countryside WLLDP reference EOI-0126</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield, farm buildings in centre of site of traditional and modern construction.

Slope and Shape	Irregular shaped site which undulates throughout
Altitude and Exposure	Exposed site sits lower than surroundings with open views westwards over Bathgate and beyond. Ground rises up towards Torphichen Road
Un-neighbourly/non conforming uses	Sewage works outwith site at northwest corner
Relationship to Townscape	Part of site on settlement edge (south west edge)
Landscape Fit – Intervisibility	Site sits at lower level from Torphichen Road which screens the site from view, views more open when looking into site from the west, north and south
Landscape Fit – Skyline	Development would likely be visually prominent
Defined Boundary	On all sides formed by a mix of fences, woodland paths and stone dykes
On Site Constraints	Sewage works outwith site at northwest corner. Gas Feeder No.10 pipeline across northern part of site – 250 metre pipeline consultation zone; UKT pipeline.
Ground Conditions/ Natural Features	Belvedere Wood at southern boundary, trees along remainder of southern boundary.
Trees	Belvedere Wood listed in Open Space Strategy as natural/semi natural greenspace - woodland
Protected Species (biodiversity)	None apparent but likely to exist
Green Network (CSGN)	N/A
Access/Parking/Roads	Core Path Plan route 20 runs east to west alongside by Dykeside and north south to Belvedere Wood.
Watercourse within vicinity (potential flood risk)	Drainage channels across site north/south and east/west. River corridor through the site is on SEPA flood maps. South east corner of site is within a waste water drainage hotspot (Ballencrieff).
Other	School catchments - Torphichen, St Mary's, Bathgate, St Kentigern's Archaeology points – Barns Farmstead Old clay pit (Dykeside Farm) to west of site Phase 1 Habitat Survey 1993 site to west – grassland Planning history – OPP for house south at Oakwood Cottage, granted March 1994 (0073/P/94), erection of a house (505/95) granted August 1995; OPP refused at Dykeside for demolition of shed and erection of house November 95 (1065/P/95)

<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Attractive rural landscape undulating throughout and providing open views across to the west and north in particular. Development likely to be highly visually intrusive, remote from main facilities. Potential access issues onto Torphichen Road.
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<b>Proposed use - Housing - Site 1 (70ha) WLLP reference (if known/applicable) – part of HBg30 Housing WLLDP reference EOI-0127</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield
Slope and Shape	Largely rectangular, slopes throughout - some more defined than others
Altitude and Exposure	Site generally sits level with surroundings
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	On settlement edge,
Landscape Fit – Intervisibility	Exposed site from A801
Landscape Fit – Skyline	Extensive views over Bathgate to the north
Defined Boundary	East – field boundary and residential development at north east boundary; west – partly by the A801 and field boundaries; north - field boundaries, trees, travelling people’s site at Sibbald’s Brae and roadside frontage (A89) but undefined in places; south – railway line and CPP route
On Site Constraints	Telecommunications mast within site. Overhead power lines through the site. Extensive site and not possible to survey the entire area
Ground Conditions/Natural Features	None apparent adverse ground conditions; natural features largely provided by mature deciduous woodland.
Trees	Throughout the site and on the southern boundary
Protected Species (biodiversity)	None apparent but likely

Green Network (CSGN)	N/A
Access/Parking/Roads	Core Path ref 22 lies to the south of the site. Core Path ref 22 lies to west and south of the site. Right of way along Whiteside Farm lane Access off A89/A801? Access off Hardhill Road and Sibbald's Brae
Watercourse within vicinity (potential flood risk)	None apparent but site waterlogged in places
Other	Phase 1 Habitats Survey 1993 – grassland and marsh on southern edge of site with some woodland and scrub. WoSAS trigger map WLLP objection site Planning history for residential conversion Armadale secondary, Windyknowe, St Kentigern's and St Anthony's/St Mary's Scottish Gas pipeline consultation zones run north/south through the western part of the site PAC NOTICES AND PLANNING APPLICATIONS Part of this overall site in the north east corner (see site plans on files) has been subject to a PAN notice and subsequent application details of which are provided below: 0683/PAC/12 - Proposal of application notice for a 6.7ha residential development (grid ref. 295915 668151) AT LAND WEST OF SIBBALDS BRAE, BATHGATE 0203/P/13 - Planning permission in principle for a 6.7ha residential development with associated works (grid ref. 295877 668180) AT FALSIDE, SIBBALDS BRAE, BATHGATE – Refused 13/11/13 by WLC Planning Committee
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Extensive site on edge of settlement. Potential issues of coalescence with Armadale. The site forms an attractive area of countryside/green wedge on the western boundary of Bathgate and should be considered for retention as "green corridor" or equivalent.

<b>Proposed use – Housing (8.6ha)</b>	
<b>WLLP reference (if known/applicable) – AGLV</b>	
<b>WLLDP reference EOI-0141</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield, open space with no apparent use, outwith settlement envelope
Slope and Shape	Irregular shape but largely rectangular
Altitude and Exposure	Elevated exposed site

Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	Residential development on three sides but site sits higher than surrounding development
Landscape Fit – Intervisibility	Open views over Bathgate and beyond
Landscape Fit – Skyline	Open views over Bathgate and beyond
Defined Boundary	Residential development on south, east and west boundaries, trees on east and west boundaries
On Site Constraints	Site slope and elevations
Ground Conditions/Natural Features	No adverse ground conditions apparent
Trees	Puir Wife's Brae Woodland forms eastern boundary (natural/semi-natural greenspace with woodland) – listed in OSS, trees on eastern and western boundaries.
Protected Species (biodiversity)	Likely but none visible
Green Network (CSGN)	N/A
Access/Parking/Roads	Core Path Plan route 26 runs along part of the eastern boundary. Right of way along eastern boundary to Puir Wife's Brae (CPP route 26). Possible access off Puir Wife's Brae and off unnamed road from Kirkton Avenue but none existing at present
Watercourse within vicinity (potential flood risk)	None apparent
Other	Phase 1 Habitat Survey 1993 – grassland and marsh across central part of site and woodland and scrub on east and west boundaries. Notable habitat to north east of the site – neutral grassland, unimproved. No planning history School catchments - Bathgate, Balbardie, St Kentigern's, St Mary's
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Elevated and exposed site sitting at significantly higher level than surroundings. Development considered to be visually intrusive.

<b>Proposed use – Housing (16.7ha)</b>	
<b>WLLP reference (if known/applicable) – AGLV</b>	
<b>WLLDP reference EOI-0142</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield, agricultural grazing land, outwith settlement envelope
Slope and Shape	Irregular shape but largely rectangular
Altitude and Exposure	Elevated exposed site
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	Residential development on either side of the site but site sits higher than surroundings
Landscape Fit – Intervisibility	Open views over Bathgate and beyond
Landscape Fit – Skyline	Open views over Bathgate and beyond
Defined Boundary	Residential development on south, east and west boundaries, trees on east and west boundaries which define the site boundaries. North boundary defined by footpath
On Site Constraints	Site slope and elevations
Ground Conditions/Natural Features	No adverse ground conditions apparent
Trees	Puir Wife's Brae Woodland forms eastern boundary (natural/semi-natural greenspace with woodland) – listed in OSS trees on eastern and western boundaries.
Protected Species (biodiversity)	Likely but none visible
Green Network (CSGN)	Marchwood Crescent park lies at Northwest corner of the site, Limefield Park on the north eastern corner
Access/Parking/Roads	Core Path Plan route 26 runs along part of the eastern boundary and east/west through the site from Marchwood Crescent to Puir Wife's Brae and northwards. Right of way along eastern boundary to Puir Wife's Brae and through centre of site (CPP route 26).

	Possible access off Puir Wife's Brae and off unnamed road from Kirkton Avenue but none existing at present or Marchwood Crescent in combination with development of site ref EOI 0092
Watercourse within vicinity (potential flood risk)	None apparent
Other	Phase 1 Habitat Survey 1993 – grassland and marsh across central part of site and woodland and scrub on east and west boundaries. Notable habitat to east of the site – neutral grassland, unimproved. Archaeological trigger point along core path route 26 at eastern end. No planning history School catchments - Bathgate, Balbardie, St Kentigern's, St Mary's
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Elevated and exposed site sitting at significantly higher level than surroundings. Development considered to be visually intrusive.

<b>Proposed use - Housing WLLP reference (if known/applicable) – N/A WLLDP reference EOI-0146</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield site comprising hard standing and buildings associated with use as a travelling persons' site.
Slope and Shape	Flat, square shaped site.
Altitude and Exposure	Low lying and sheltered site.
Un-neighbourly/non conforming uses	Travelling persons' site.
Relationship to Townscape	Site is outwith the settlement boundary and relatively remote from facilities.
Landscape Fit – Intervisibility	Open views over the western boundary over farmland and towards Armadale. Site well screened on southern boundary. Views northward are interrupted by tree and hedge cover along the site frontage.
Landscape Fit – Skyline	Relatively well sheltered site but most visible on approach from the west.
Defined Boundary	Clearly defined boundary by virtue of B708 and trees.

On Site Constraints	None apparent other than site laid out for caravan stances with associated buildings.
Ground Conditions/Natural Features	Trees provide natural features. No adverse ground conditions apparent. Site within a coal referral area.
Trees	Trees along all site boundaries. More sparse along road frontage (B708) in comparison to elsewhere around the site but enough to provide a screening effect and shelter.
Protected Species (biodiversity)	None apparent.
Green Network (CSGN)	Phase One Habitat Survey 1993 – woodland around the site.
Access/Parking/Roads	Vehicular access off the B708.
Watercourse within vicinity (potential flood risk)	None apparent.
Other	No planning history. Site within a gas pipeline consultation zone of 160m. Gas pipeline lies to the west of the site running in a north/south direction. School catchment areas Armadale Academy and St Kentigern's, Blackburn, St Anthony's and Windyknowe Primary Schools.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Development may be problematic given existence of gas pipeline, remoteness from built up area and issues with school capacity.

<b>Proposed use – Housing (4.72ha)</b>	
<b>WLLP reference (if known/applicable) – Countryside belt</b>	
<b>WLLDP reference EOI-0150</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield site comprising hard standing and buildings associated with use as a travelling persons' site.
Slope and Shape	Larger rectangular in shape, flat site
Altitude and Exposure	Site sheltered on all sides and level with surrounding area
Un-neighbourly/non conforming uses	Travelling persons' site

Relationship to Townscape	Site is out with the settlement boundary and relatively remote from facilities.
Landscape Fit – Intervisibility	Outwith settlement envelope, screened site; relatively open views to west
Landscape Fit – Skyline	Some visual impact to west as site is more open at this point; visual impact elsewhere is reduced by virtue of woodland screening
Defined Boundary	North boundary clearly defined by B708, East, West & South of the site is EOI – 0127.
On Site Constraints	Area apparent for caravan stances with associated buildings.
Ground Conditions/Natural Features	Site within a pipeline consultation zone
Trees	Trees on all site boundaries, more substantive on southern boundary
Protected Species (biodiversity)	None apparent.
Green Network (CSGN)	Phase one Habitat Survey 1993 – site mostly covered by woodland & scrub, with area of travelling persons’ site being miscellaneous.
Access/Parking/Roads	Vehicular access off the B708.
Watercourse within vicinity (potential flood risk)	None apparent.
Other	Site within a gas pipeline consultation zone of 160m. Gas pipeline lies to the west of the site running in a north/south direction. School catchment areas Armadale Academy and St Kentigern’s, Blackburn, St Anthony’s and Windyknowe Primary Schools. Planning application history – 1298/05 – divide plots 3 and 4 into semi detached units
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Development may be problematic given existence of gas pipeline, remoteness from built up area and issues with school capacity

<b>Proposed use - Mixed Use (4.4ha), classes 2, 4, 7and 11, housing and sui generis uses</b>	
<b>WLLP reference (if known/applicable) – N/A</b>	
<b>WLLDP reference EOI-0153</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site comprises Guildiehaugh depot, an operational base for the council’s Roads and Neighbourhood Environmental Teams & Land Services. The site is shown as predominantly unallocated ground within the settlement boundary of Bathgate in the adopted WLLP but does also embrace a

	portion of land identified as 'open space'. Furthermore, the site lies outwith the designated 'town centre'.
Slope and Shape	The site is broadly rectangular in shape and is, for the most part level.
Altitude and Exposure	The site is generally low lying and is not particularly prominent or exposed. It does however bound the Bathgate/Airdrie railway line and is visible from the train.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are the Bathgate/Airdrie railway line and Bathgate Golf Course. There is residential development to the north of the railway line and a Tesco Supermarket to the east of Blackburn Road.
Relationship to Townscape	The site lies within the settlement boundary of Bathgate but it does not make a significant contribution to the townscape, save for the distinctive salt dome which occupies the centre of the site. The residual parts of the site are non-descript and largely concealed from public view.
Landscape Fit – Intervisibility	The site is generally low lying and has little physical presence when viewed from outside.
Landscape Fit – Skyline	The site does not command a skyline location.
Defined Boundary	The site is defined by a metal security fence to the south of the railway line
On Site Constraints	The proximity of the site to the railway may have implications for determining appropriate uses and for the location and orientation of buildings.
Ground Conditions/Natural Features	Given the 'brownfield' nature of this site and the industrial activities, it is not unreasonable to assume that there may be an element of ground contamination associated with the site.
Trees	There are trees on the boundary of the site but there are none within what would be the main body of the site if it were to be developed.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	The site is presently accessed from Blackburn Road. However, new development is likely to be required to contribute to managing traffic on the surrounding road network in order to enable the network to function with the minimum congestion possible and it will be necessary to configure junction radii and to conform to adoptable standards. There is no other obvious or practical means of accessing the site. Advice from Roads colleagues should be sought in any event.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	Part of the site is identified in the Archaeological Trigger Map (maintained by WosAS) and there is therefore potential for archaeological remains to be found.

<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The opportunity exists to comprehensively redevelop and make the best use of what is, for the most part, previously developed land close to Bathgate town centre.</p> <p>A predominantly business/commercial scheme can be envisaged, incorporating a compatible mix of flexible workspaces and offices, leisure facilities (a gym/health and fitness centre, indoor bowling), cinema, commercially operated soft play facilities, pub/restaurant and perhaps even a hotel, given the accessibility of the site to the railway station and the motorway network.</p> <p>Other potentially suitable uses could include 'cash and carry' type wholesale warehouse and motor vehicle showrooms if properly integrated with other uses. Vehicle repair workshops and tyre and exhaust fitting centres would not, however, be appropriate.</p> <p>As part of a mixed use development, the site could also potentially accommodate non-food retail uses, specifically those that are difficult to find suitable locations for in the town centre, for example, showrooms for the sale and display of furniture, kitchens, bathrooms etc.</p> <p>Notionally, residential development presents an alternative option, and while otherwise acceptable in principle, it is important to be aware that it cannot be supported <u>at this time</u> and <i>would have to be regarded as premature</i>, owing specifically to the absence of capacity in catchment area schools.</p> <p>The use of all or part of the site by Bathgate Golf Club as part of the golf course or for golf related facilities is also identified as a potentially acceptable development option.</p>
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Proposed use - Advertising Hoarding (4.4ha) WLLP reference (if known/applicable) – white land WLLDP reference EOI-0154	
<b>Condition &amp; Setting</b>	General comments
Present Use Brownfield/greenfield/ruin/mixed	The site comprises a narrow landscaped strip of land fronting Blackburn Road on the east side of Guildiehaugh depot, an operational base for the council's Roads and Neighbourhood Environmental Teams & Land Services. The site is shown as predominantly unallocated ground within the settlement boundary of Bathgate in the adopted WLLP.
Slope and Shape	The site is broadly rectangular and slopes from east to west, down from Blackburn Road towards the council depot.
Altitude and Exposure	The site is elevated relative to the council depot but is at the same time level with Blackburn Road. In view of it fronting Blackburn Road it is therefore quite prominent.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are the Bathgate/Airdrie railway line to the north, the council depot to the west, residential development to the south and a Tesco Supermarket to the east of Blackburn Road.
Relationship to Townscape	The site helps to frame Blackburn Road and also serves to screen the council depot. It does not however constitute a significant townscape feature in its own right.

Landscape Fit – Intervisibility	The site is prominent when viewed from Blackburn Road and the Tesco car park.
Landscape Fit – Skyline	The site is elevated relative to the levels of the Tesco Car Park and the council depot.
Defined Boundary	The site is separated from the public footpath by a concrete post and wire fence on the Blackburn Road side. It is open to the access road/car park associated with the council depot on the west side.
On Site Constraints	The slope of the site could be a constraint.
Ground Conditions/Natural Features	Unknown.
Trees	The site is extensively covered by small trees and shrubs and these would inevitably have to be removed to facilitate development.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	The site is capable of being accessed from Blackburn road to the east or from the car park associated with the council depot to the west.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	None
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	It is considered inappropriate for the LDP to allocate land for specific (minor/non strategic) uses such as sites for advertising hoardings. There is currently an SPG regulating such development and it is presumed that this will carry over from the WLLP to the new LDP in one form or another. For the record, this site would not be considered favourably in terms of the SPG on account of the fact that the site lies on a main approach to Bathgate where it would detract from visual amenity. The proposed allocation should not therefore be supported.

<b>Proposed use – housing (2.2ha)</b>	
<b>WLLP reference (if known/applicable) – White land/within settlement envelope</b>	
<b>WLLDP reference EOI-0162</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Derelict site, brownfield – former petrol filling station
Slope and Shape	Largely rectangular and flat site

Altitude and Exposure	Open on southern boundary but generally no issues of exposure. Site sites level with surrounding development
Un-neighbourly/non conforming uses	Potentially on east and west boundaries – car accessory and garage on west and vacant premises on east.
Relationship to Townscape	Within settlement envelope, surrounded on three sides by development
Landscape Fit – Intervisibility	Infill site, development could be designed to fit with surroundings
Landscape Fit – Skyline	Site level with surroundings and suited to environmental improvement/development.
Defined Boundary	South boundary defined by metal fence associated with the recreational ground; north boundary by Glasgow road; east boundary by vacnt buildings west boundary by traditional construction stone wall.
On Site Constraints	Former petrol filling station, possible contamination issues
Ground Conditions/Natural Features	No adverse ground conditions apparent
Trees	None on site
Protected Species (biodiversity)	Unlikely
Green Network (CSGN)	N/A
Access/Parking/Roads	Existing access point onto Glasgow Road
Watercourse within vicinity (potential flood risk)	None apparent on site but a watercourse runs to the east of the site - identified on SEPA flood risk maps.
Other	Planning history – lapsed consent for 22 flats (93/P/08). Subsequent outline application for residential development withdrawn (211/P/06) School catchments- Armadale, Windyknowe, St Kentigern's, St Mary's
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site has potential for infill development.

<b>Proposed use – housing (2.2ha)</b> <b>WLLP reference (if known/applicable) – White land/within settlement envelope</b> <b>WLLDP reference EOI-0162</b>	
<b>Condition &amp; Setting</b>	General comments
<b>Present Use</b> <b>Brownfield/greenfield/ruin/mixed</b>	Derelict site, brownfield – former petrol filling station
<b>Slope and Shape</b>	Largely rectangular and flat site
<b>Altitude and Exposure</b>	Open on southern boundary but generally no issues of exposure. Site sites level with surrounding development
<b>Un-neighbourly/non conforming uses</b>	Potentially on east and west boundaries – car accessory and garage on west and vacant premises on east.
<b>Relationship to Townscape</b>	Within settlement envelope, surrounded on three sides by development
<b>Landscape Fit – Intervisibility</b>	Infill site, development could be designed to fit with surroundings
<b>Landscape Fit – Skyline</b>	Site level with surroundings and suited to environmental improvement/development.
<b>Defined Boundary</b>	South boundary defined by metal fence associated with the recreational ground; north boundary by Glasgow road; east boundary by vacnt buildings west boundary by traditional construction stone wall.
<b>On Site Constraints</b>	Former petrol filling station, possible contamination issues
<b>Ground Conditions/ Natural Features</b>	No adverse ground conditions apparent
<b>Trees</b>	None on site

<b>Protected Species (biodiversity)</b>	Unlikely	
<b>Green Network (CSGN)</b>	N/A	
<b>Access/Parking/Roads</b>	Existing access point onto Glasgow Road	
<b>Watercourse within vicinity (potential flood risk)</b>	None apparent on site but a watercourse runs to the east of the site - identified on SEPA flood risk maps.	
<b>Other</b>	Planning history – lapsed consent for 22 flats (93/P/08). Subsequent outline application for residential development withdrawn (211/P/06) School catchments- Armadale, Windyknowe, St Kentigern's, St Mary's	
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site has potential for infill development.	
<b>Proposed use – Housing (2 ha)</b>		<b>Date –</b>  <b>18 Dec 2013</b>
<b>WLLP reference (if known/applicable) – Countryside belt</b>		
<b>WLLDP reference</b>		
<b>Condition &amp; Setting</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	Vacant land, greenfield site	
Slope and Shape	Square shaped site, flat site	
Altitude and Exposure	Sheltered site, generally level with surroundings	
Un-neighbourly/non conforming uses	Travelling persons' site	
Relationship to Townscape	Site is out with the settlement boundary and relatively remote from facilities.	

Landscape Fit – Intervisibility	Sheltered site by virtue of woodland screening on all sides
Landscape Fit – Skyline	No visual impact by virtue of woodland screening
Defined Boundary	Boundary of site surrounded by EOI – 0150, not clearly defined.
On Site Constraints	None apparent but site known to be within a pipeline consultation zone
Ground Conditions/ Natural Features	No issues apparent; trees the only natural features of note
Trees	Trees found around the site on all sides enclosing the site
Protected Species (biodiversity)	None apparent but may exist
Green Network (CSGN)	Phase one Habitat Survey 1993 – site covered by woodland & scrub
Access/Parking/Roads	Potential access from North - B708. No access to site at present
Watercourse within vicinity (potential flood risk)	None apparent
Other	Small section of site within a gas pipeline consultation zone of 160m. Gas pipeline lies to the west of the site running in a north/south direction. School catchment areas Armadale Academy and St Kentigern's, Blackburn, St Anthony's and Windyknowe Primary Schools. Site within coal authority development referral area.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is remote from existing facilities.  There is no education capacity available to support development of the site.

<b>Proposed use</b> - Former Travelling Persons Site, Hardhill Road, Livingston <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference EOI - 0178</b>		<b>Date</b> <b>7 June 2013</b>
<b>Condition &amp; Setting</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	Brownfield site comprising hard standing and buildings associated with use as a travelling persons' site.	
Slope and Shape	Flat, square shaped site.	
Altitude and Exposure	Low lying and sheltered site.	
Un-neighbourly/non conforming uses	Travelling persons' site.	
Relationship to Townscape	Site is outwith the settlement boundary and relatively remote from facilities.	

Landscape Fit – Intervisibility	A	Open views over the western boundary over farmland and towards Armadale. Site well screened on southern boundary. Views northward are interrupted by tree and hedge cover along the site frontage.
Landscape Fit – Skyline	B	Relatively well sheltered site but most visible on approach from the west.
Defined Boundary	B	Clearly defined boundary by virtue of B708 and trees.
On Site Constraints	B	None apparent other than site laid out for caravan stances with associated buildings.
Ground Conditions/ Natural Features	B	Trees provide natural features. No adverse ground conditions apparent. Site within a coal referral area.
Trees	B	Trees along all site boundaries. More sparse along road frontage (B708) in comparison to elsewhere around the site but enough to provide screening effect and shelter.
Protected Species (biodiversity)	C	None apparent.
Green Network (CSGN)	C	Phase One Habitat Survey 1993 – woodland around the site.
Access/Parking/Roads	C	Vehicular access off the B708.
Watercourse within vicinity (potential flood risk)	C	None apparent.
Other	A	No planning history. Site within a gas pipeline consultation zone of 160m. Gas pipeline lies to the west of the site running in a north/south direction. School catchment areas Armadale Academy and St Kentigern's, Blackburn, St Anthony's and Windyknowe Primary Schools.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	A	Development may be problematic given existence of gas pipeline, remoteness from built up area and issues with school capacity.

<b>Proposed use – Residential OR mixed use</b> Blackburn Road, Bathgate <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference LATE - 0007</b>		<b>Date –</b> <b>18 DEC 2013</b>
<b>Condition &amp; Setting</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	Brownfield	
Slope and Shape	Elongated site, irregular in shape, slopes up from road	
Altitude and Exposure	Site exposed on	
Un-neighbourly/non conforming uses	None apparent	
Relationship to Townscape	Within settlement envelope, bounded by retail, leisure and housing development	
Landscape Fit – Intervisibility	Open views from the site eastwards to Tesco and beyond	
Landscape Fit – Skyline	No detrimental impact on skyline	
Defined Boundary	East of the site is the B792 South is B792 and Leyland road West is miscellaneous (grassland and disturbed areas of herb and fern) – Bathgate golf course	
On Site Constraints	Southern part of site may be affected by soil tipping given level differences from the remainder of the site	
Ground Conditions/ Natural Features	Given the ‘brownfield’ nature of this site and the industrial activities, it is not unreasonable to assume that there may be an element of ground contamination associated with the site.	

Trees	Trees on eastern boundary, fronting Blackburn Road and Leyland Road
Protected Species (biodiversity)	None apparent but may be present given proximity of site to Bathgate Golf Course.
Green Network (CSGN)	Small area at the South West of the site is woodland and scrub. Open space strategy – The west boundary of the site leads onto Bathgate golf club.
Access/Parking/Roads	Core path buffer area Core path BATH/1 runs through the south east of the site
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site
Other	School catchments - Bathgate Academy, Simpson's, St Kentigern's, St Mary's. More than half the site is within a BGS health protection Agencies Radon Potential zone. North west of the site is covered by an archaeological trigger zone Coalfield at the South of the site Planning application history – 0866/P/92 – housing plots, 0579/P/94 – 2 house plots, 0208/02 – development infrastructure.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Mixed use preferred. Site links to adjacent Guildiehaugh Depot which is proposed for allocation for mixed uses.  The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan.

<b>Proposed use - Housing, circa 13Ha (circa 300 units) Land at Boghall East, Bathgate</b> <b>WLLP reference (if known/applicable) – 13HA</b> <b>WLLDP reference: LATE-0013</b>		<b>Date –</b> 04/09/12
<b>Condition &amp; Setting</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	Site is completely within the countryside and greenfield in nature and is identified and designated in the adopted WLLP as countryside belt. The site is largely arable farmland and is identified as 3.1, land capable of producing a moderate range of crops in the MacAulay Land Use Maps. The site contains scrub woodland at the northern end of the site.	

Slope and Shape	Site is not flat and has some undulations within it, rises in height from south to north, but also has a slope down from west to east
Altitude and Exposure	Site would be exposed to the prevailing south westerly wind, although the housing to the west would provide some form of a buffer.
Un-neighbourly/non conforming uses	Site would have mostly no unneighbourly uses, some residential developments to the west of the site. The site would however be within the 230m buffer zone of the BP Ethylene pipeline. There is also a Scottish Gas Pipeline within the vicinity of the site.
Relationship to Townscape	There would only be the residential properties to the west of the site that would relate to this development that would appear as a significant incursion into the landscape.
Landscape Fit – Intervisibility	The site if developed would not be intervisible with and existing significant built form, save for developments at the west end of Bathgate at Boghall.
Landscape Fit – Skyline	The site would appear on the skyline, particularly when it is viewed from the south and the A89. The site would appear as a significant physical urban incursion to the countryside if developed that would have a detrimental impact on the countryside setting around Bathgate.
Defined Boundary	The site has no significant obvious boundaries expect for fence and boundaries to the A89 classified road to the south.
On Site Constraints	Site would have mostly no unneighbourly uses, some residential developments to the west of the site. The site would be within the 230m buffer zone of the BP Ethylene pipeline. There is also a Scottish Gas Pipeline within the vicinity of the site.
Ground Conditions/ Natural Features	The site appears significantly wet in places and may well include former mine workings, The Coal Authority would require to be consulted on the proposals.
Trees	There are some scrub woodland at the northern end of the site over a substantial area.
Protected Species (biodiversity)	The site contains large grassland and marsh and Tall Herb and Fern in terms of the 1993 Phase 1 Habitat Survey in a small pocket on the north east corner of the site, but there appears to be no SNH protected species prevalent, however, SNH need to provide their views on this.
Green Network (CSGN)	If developed, this site could have a significant loss of land that could form part of the CSGN.
Access/Parking/Roads	The council's Transportation Unit would require to provide their views on the suitability of this site. Access would be via a 'c' class road which would require to be significantly upgraded, from Boghall to the west but there may also be an issue of capacity within the local road network. There is a bus route around the Bogahll Estate it is understood. Access directly from the A89n may be difficult to achieve, but would require Transportataion to check this.

Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or other water bodies.
Other	The site may well have school capacity constraints in the catchment schools of St Columba's RC Primary, Boghall Primary, Bathgate Academy and St.Kentigern's Academy. There may be significant education constraints to this site, particularly in terms of secondary school ND.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is not supported as an allocation in the MIR for the reasons outlined above, in particular the landscape impact and also the significant constraint of the BP Ethylene Pipeline. It should be noted that this submission was made also to the SESplan MIR.

<b>Proposed use – Residential</b> Abbatoir, Whitburn Road, Bathgate <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference LATE - 0014</b>		<b>Date –</b> <b>18 DEC 2013</b>
<b>Condition &amp; Setting</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	Brownfield, largely rectangular site; vacant buildings on site	
Slope and Shape	Largely rectangular shaped	
Altitude and Exposure	Site level with surroundings	
Un-neighbourly/non conforming uses	Industrial uses to the south	
Relationship to Townscape	Site is within the settlement boundary of Bathgate	
Landscape Fit – Intervisibility	Site within settlement envelope and screened on southern and eastern boundaries by virtue of established woodland	
Landscape Fit – Skyline	No issues.	

Defined Boundary	North boundary is to the Bathgate railway line East boundary is residential South is facing onto Whitburn Road
On Site Constraints	The proximity of the site to the railway may have implications for determining appropriate uses and for the location and orientation of buildings.
Ground Conditions/ Natural Features	Given the 'brownfield' nature of this site and the industrial activities, it is not unreasonable to assume that there may be an element of ground contamination associated with the site.
Trees	On south and east boundaries
Protected Species (biodiversity)	None apparent within site South east out with the site, TWIC notable species – Eurasian Badger
Green Network (CSGN)	Phase 1 Habitats Survey 1993 – North & West near the edge of the site is covered by woodland-broadleaved, semi natural.  Open space strategy – South East of the site is semi-natural green space.
Access/Parking/Roads	Core Path ref 1 lies to the north of the site. Existing access points via Whitburn Road
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	WSAS core path buffer School catchments area for - Armadale secondary, Windyknowe, St Kentigern's and St Anthony's/St Mary's Coalfield covers majority of the site apart from south east corner Planning history for residential conversion – 0313/05 Planning history for extension to staff facilities – 0263/97 Half of the site is within a HSE Zone – between the blue and green zones.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site presents a brownfield opportunity (in part) for re-development within the settlement envelope.

## BLACKBURN

<b>Proposed use - Housing (3.4ha)</b> <b>WLLP reference (if known/applicable) – part of HBg39 housing</b> <b>WLLDP reference EOI-0182</b>	
<b>Condition &amp; Setting</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield
Slope and Shape	Irregular shaped site and generally flat
Altitude and Exposure	Sheltered site as sits lower than surroundings in part.
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	Part of Wester Inch development site
Landscape Fit – Intervisibility	Sheltered site by virtue of trees and site levels
Landscape Fit – Skyline	Views northwards over Bathgate and beyond
Defined Boundary	Cycle track/route 75 on western boundary; path/stopped up road on eastern boundary; boundaries less defined to north and south; southeast boundary undefined
On Site Constraints	Railway line runs through the site
Ground Conditions/Natural Features	Ground conditions unknown; trees the predominant natural feature
Trees	On west and east boundaries and in part on the north
Protected Species (biodiversity)	Wildlife site to the south – Bogburn Flood Lagoons
Green Network (CSGN)	N/A
Access/Parking/Roads	Core Path Plan route 1 runs along part of western boundary and runs to the north and east of the site. National Cycle Route 75 runs along west boundary in part and largely follows CPP Route 1 Access off B7022?

Watercourse within vicinity (potential flood risk)	None apparent other than a drainage ditch on the eastern boundary
Other	Phase 1 Habitat Survey 1993 – woodland and scrub on east and west boundaries; grassland and march throughout the remainder of the site. School catchments - Bathgate Academy, Simpson's, St Kentigern's, St Mary's. Gas pipeline consultation zone to south of the site Site identified in part on SEPA flood risk maps. Numerous planning applications principally for residential development – 1072/04; 1073/04; 0008/05; 1112/05; 1246/05; 0729/ARM/06; 0275/FUL/07; and 0972/P/01
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Part of wider Wester Inch development. Need to review wider master plan for the area but likely to be retained as open space.

## BLACKBURN

<b>Proposed use - Residential Use (site area 3.41ha) 125 units</b> <b>WLLP reference (if known/applicable) – HBb5</b> <b>WLLDP reference – EOI-0095</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield site – rough grazing. Allocated as a housing site in the adopted WLLP.
Slope and Shape	Triangular shaped site which slopes from north to south.
Altitude and Exposure	The site is on a south facing slope and is relatively open and exposed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are residential and open countryside.
Relationship to Townscape	The site is adjoined by existing residential development to the north and east and would have the effect of infilling an area between these existing residential areas.
Landscape Fit – Intervisibility	New development on the site would be visible from the existing houses on the east side of Blackburnhall Road and also from the surrounding countryside to the south.

Landscape Fit – Skyline	The site sits below the skyline.
Defined Boundary	North boundary – rear of existing gardens of properties in Rattray Gardens. South/south-west boundary – largely undefined on site/ borders onto an area designated as an Area of Special Landscape Control. East boundary – existing hedgerow and post and wire fence defining field edge along Blackburnhall Road.
On Site Constraints	No further constraints noted
Ground Conditions/ Natural Features	Phase 1 Habitat Survey Notes: Woodland and scrub (Broad-leaved/plantation) along north west of site. Area of Special Landscape Control immediately to the south of the site.
Trees	Proposed TPO – Redhouse West , Blackburn There is a mature tree belt in the northern part of the site which runs along the rear boundaries of the properties in Rattray Gardens. This tree belt will require to be retained as part of any development proposals for the site.
Protected Species (biodiversity)	Unknown – to be checked with SNH
Green Network (CSGN)	Unknown
Access/Parking/Roads	A new access point could be achieved on Blackburnhall Road.
Watercourse within vicinity (potential flood risk)	River Almond located approximately 60 metres to the south of the site. Potential flood risk to lower part of site.
Other	Archaeological consultation trigger zone to south east corner of site- evidence that a historic mill was once situated to the south east of the site. Planning application 0150/FUL/08 for 62 houses and 12 flats granted consent 02.12.08 Approved Planning Brief available for the site.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is allocated as a housing site in the adopted WLLP. The site provides a natural infill between the existing residential areas and the designated Area of Special Landscape Control and could be supported as a proposed housing site.

<b>Proposed use - Residential Use 54ha (700 units) North site – 37ha (450 units), South site – 17ha (250 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0136</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is currently in use as agricultural (rough grazing) land, although maps indicate that the area has previously been mined. There is a collection of residential and farm buildings on the site, to the north of the A705.
Slope and Shape	The northern site is relatively flat and the south site slopes down from north to south. Both sites are broadly rectangular in shape.
Altitude and Exposure	North site – sits on a plateau with some shelter to the west from the existing housing in Blackburn. The site is open and relatively exposed on all other sides. South site – south facing slope which is open and exposed particularly towards the south.
Un-neighbourly/non conforming uses	North site- residential to the west, and Easter Inch Moss to the north. South site – Residential to the west, River Almond to the south and Riverside Lea Crofts to the east.
Relationship to Townscape	The sites are located on the eastern edge of Blackburn and would have the effect of extending the town to the east towards Seafield.
Landscape Fit – Intervisibility	Built development would be visually intrusive in the landscape and would create intervisibility issues.
Landscape Fit – Skyline	Built development on the north site would be visible on the skyline with open views towards Bathgate. Built development on the south site would be visible from the surrounding area due to the south facing nature of the slope and the open nature of the site.
Defined Boundary	The site boundaries are defined by existing fencing.
On Site Constraints	Ground conditions may prove to be a constraint, particularly due to the past mining history of the site.
Ground Conditions/ Natural Features	Phase 1 Habitat Survey Notes – small area of grassland and marsh on northern boundary and pockets of woodland/scrub. Potential for former mine workings on the site.

Trees	There are existing tree belts along the west and east field boundaries and along the River Almond to the south. Ancient woodland immediately to the north of the site.
Protected Species (biodiversity)	Unknown – will require to be checked with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access from the A705, serving both the northern and southern parts of the site may be possible but advice from Transportation should be sought.
Watercourse within vicinity (potential flood risk)	The River Almond forms the southern boundary of the site and there may be a potential flood risk on the lower part of the site.
Other	<p>Archaeology trigger point – Redhouse, Blackburn –coal pit.  Northern half of site within core path buffer  Easter Inch Moss (wildlife site/raised bog) located immediately to the north of the site.  The north site and the northern half of the south site are currently located within the countryside belt as defined in the adopted WLLP.  The southern part of the south site is within the River Almond Area of Special Landscape Control as defined in the adopted WLLP.  The south site is within the area identified as being suitable for very low density rural housing.</p> <p>APPLICATIONS:</p> <p>A PAC notice, EIA screening opinion and planning application have all been submitted on part of the eOI-0136 submission, details of which are provided below, as well as a recent appeal decision:</p> <p>PROPOSAL OF APPLICATION NOTICE SUBMITTED UNDER REF 5430/PAC/12 in 2012</p> <p>0565/EIA/12 - EIA screening opinion for residential development (grid ref. 299540 665496) AT SEAFIELD ROAD, BLACKBURN – Decision EIA not required:</p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0565/EIA/12">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0565/EIA/12</a></p> <p>PLANNING APPLICATION REF 0704/P/12 - Planning permission in principle for a 6.5ha residential development with</p>

	<p>associated landscaping, roads and ancillary works (grid ref. 299511 665571) AT SEAFIELD ROAD, BLACKBURN – Refused 17/04/13 and appeal subsequently dismissed:</p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0704/P/12">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0704/P/12</a></p> <p>Appeal decision letter –</p> <p><a href="http://planning.westlothian.gov.uk/WAM133/doc/Appeal%20Decision-1449971.pdf?extension=.pdf&amp;id=1449971&amp;location=VOLUME5&amp;contentType=application/pdf&amp;pageCount=1">http://planning.westlothian.gov.uk/WAM133/doc/Appeal%20Decision-1449971.pdf?extension=.pdf&amp;id=1449971&amp;location=VOLUME5&amp;contentType=application/pdf&amp;pageCount=1</a></p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The sites would constitute an intrusive physical expansion of Blackburn well beyond the settlement boundary and recent development in Blackburn. It is recommended that the proposed sites should not be supported as future residential development sites.

<b>Proposed use - Residential Use 1.6ha</b> (Affordable rented housing – mixed needs) <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0140</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site lies in the countryside, outwith the settlement boundary as defined in the adopted WLLP. The majority of the site is rough grassland.
Slope and Shape	Triangular shaped site – relatively flat.
Altitude and Exposure	The site sits at the same level as the surrounding residential area. This area sits at a higher level than other parts of Blackburn but the site itself is surrounded by existing tree belts which effectively enclose the site.

Un-neighbourly/non conforming uses	Immediate neighbouring uses are residential and countryside (Easter Inch Moss).
Relationship to Townscape	The site adjoins an area of existing residential development and would have the effect of extending the town to the north east.
Landscape Fit – Intervisibility	The site is relatively enclosed by existing tree belts and if retained these would provide effective screening particularly from the north and east where the site borders onto Easter Inch Moss and open countryside.
Landscape Fit – Skyline	The site is in an elevated position and would be on the skyline, however there is already existing housing at this level. The existing tree belts, if retained, would provide effective screening.
Defined Boundary	There are no defined boundaries on the site however the existing tree belts which run along the edges of the site give some definition to the shape of the site.
On Site Constraints	Situated on the edge of a bog – potential ground condition issues.
Ground Conditions/ Natural Features	Phase 1 habitat survey notes : modified blanket bog with a range of bog flora West/south-west boundary – broadleaved woodland and scrub (semi-natural)
Trees	There is an existing tree belt consisting of broadleaved trees and scrub within the south/south-west boundary of the site. This effectively screens the site from the existing residential area. There is also a dense tree belt outwith the site boundary which wraps around the north and west sides of the site.
Protected Species (biodiversity)	Unknown/will require to be checked with SNH
Green Network (CSGN)	TBC
Access/Parking/Roads	Vehicular and pedestrian access would be achievable from Beechwood Road/Beechwood Gardens which serves the existing residential area. Subject to assessment of the capacity of the existing road network.
Watercourse within vicinity (potential flood risk)	There are no visible watercourses present on the site.
Other	There are a number of paths through the wooded areas which suggest that the site is well used by dog walkers etc.

<p>Conclusion/Summary: Site potential and impact on the community and/or settlement.</p>	<p>The outer boundaries of the site are well defined by the existing tree belts and whilst the site is located outwith the existing settlement envelope there may be scope to consider it as a potential housing site due to its location adjacent to an existing residential area and access availability from the existing public road network.</p>
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<p><b>Proposed use - Residential Use – 1.538ha (45 units)</b>  <b>WLLP reference (if known/applicable) – N/A</b>  <b>WLLDP reference – EOI-0183</b></p>		
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
<p>Present Use Brownfield/greenfield/ruin/mixed</p>	<p>The site lies in the countryside, outwith the settlement boundary as defined in the adopted WLLP. The majority of the site is rough grassland.</p>	
<p>Slope and Shape</p>	<p>Triangular shaped site – relatively flat.</p>	
<p>Altitude and Exposure</p>	<p>The site sits at the same level as the surrounding residential area. This area sits at a higher level than other parts of Blackburn but the site itself is surrounded by existing tree belts which effectively enclose the site.</p>	
<p>Un-neighbourly/non conforming uses</p>	<p>Immediate neighbouring uses are residential and countryside (Easter Inch Moss).</p>	
<p>Relationship to Townscape</p>	<p>The site adjoins an area of existing residential development and would have the effect of extending the town to the north east.</p>	
<p>Landscape Fit – Intervisibility</p>	<p>The site is relatively enclosed by existing tree belts and if retained these would provide effective screening particularly from the north and east where the site borders onto Easter Inch Moss and open countryside.</p>	
<p>Landscape Fit – Skyline</p>	<p>The site is in an elevated position and would be on the skyline, however there is already existing housing at this level. The existing tree belts, if retained, would provide effective screening.</p>	
<p>Defined Boundary</p>	<p>There are no defined boundaries on the site however the existing tree belts which run along the edges of the site give some</p>	

	definition to the shape of the site.
On Site Constraints	Situated on the edge of a bog – potential ground condition issues.
Ground Conditions/ Natural Features	Phase 1 habitat survey notes : modified blanket bog with a range of bog flora West/south-west boundary – broadleaved woodland and scrub (semi-natural)
Trees	There is an existing tree belt consisting of broadleaved trees and scrub within the south/south-west boundary of the site. This effectively screens the site from the existing residential area. There is also a dense tree belt outwith the site boundary which wraps around the north and west sides of the site.
Protected Species (biodiversity)	Unknown/will require to be checked with SNH
Green Network (CSGN)	TBC
Access/Parking/Roads	Vehicular and pedestrian access would be achievable from Beechwood Road/Beechwood Gardens which serves the existing residential area. Subject to assessment of the capacity of the existing road network
Watercourse within vicinity (potential flood risk)	There are no visible watercourses present on the site.
Other	There are a number of paths through the wooded areas which suggest that the site is well used by dog walkers etc.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The outer boundaries of the site are well defined by the existing tree belts and whilst the site is located outwith the existing settlement envelope there may be scope to consider it as a potential housing site due to its location adjacent to an existing residential area and access availability from the existing public road network.

<b>Proposed use - Housing and Local Centre Uses 0.778ha (28 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0185</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield site comprising former petrol filling station on western part of site and existing community centre and car park on eastern part of site.
Slope and Shape	Gently sloping from north to south. Raised concrete platform at former petrol filling station site, possibly made ground which goes into grass slope to rear of site. The site is an elongated site which narrows considerably towards the western edge.
Altitude and Exposure	The site is relatively open and exposed with a large area of open space situated immediately to the south of the site.
Un-neighbourly/non conforming uses	There are no un-neighbourly uses. There are a mixture of uses around the site including residential, health centre, shopping area and sports pitches.
Relationship to Townscape	The site sits within the settlement boundary.
Landscape Fit – Intervisibility	If the site were to be developed for residential use then the open outlook across the site towards the existing playing fields from Ash Grove would be affected. Consideration should be given to the boundary treatment along Ash Grove as this is relatively open at the present time. Development on this site would be visible from the rear of the properties in Daisyhill Road.
Landscape Fit – Skyline	The site sits within an existing built up area and would not affect the existing skyline.
Defined Boundary	The northern boundary is defined by the existing footpath on Ash Grove. There is an existing boundary fence to the south of the former petrol filling station site. The remainder of the site boundaries are relatively open and give free access to the adjoining playing fields.
On Site Constraints	Potential contamination on site of former petrol filling station. Large areas of hardstanding/foundations would require to be removed. Demolition of existing community centre.
Ground Conditions/ Natural Features	Majority of site is covered by hardstanding or buildings – potential contamination.

Trees	No trees present on site
Protected Species (biodiversity)	Unknown
Green Network (CSGN)	TBC
Access/Parking/Roads	There is an existing access point from Ash Grove to the Community Centre car park. The former access to the petrol filling station also still exists but is not in use. It is considered that access for a residential development from Ash Grove would be achievable. There is also an existing footpath along the northern boundary of the site.
Watercourse within vicinity (potential flood risk)	No visible watercourses on the site.
Other	Due to the open nature of the site it links into the surrounding areas of open space and is used by the general public as an access route to the playing fields to the rear.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site lies within the settlement envelope and is designated as land safeguarded for open space (COM 2) in the adopted West Lothian Local Plan 2009. It is considered that the site has potential for redevelopment given its brownfield nature. This would be subject to the community centre being declared surplus to requirements and an assessment being undertaken of the supply of open space in the area.

<b>Proposed use - Residential use 0.364ha (14 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference- EOI- 0187</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield site currently occupied by single storey building in use as a family centre and hardstanding/car park area. The existing building is located in the centre of the site and is surrounded by grass with a landscaped bed and seating area also present on the site.
Slope and Shape	Flat, square shaped site.

Altitude and Exposure	The site sits at the same level as the surrounding area and is not exposed.
Un-neighbourly/non conforming uses	The Happy Valley Hotel/Public House is located immediately to the south east of the site. Other immediate neighbouring uses are residential and a primary school.
Relationship to Townscape	Infill site in predominantly residential area. East boundary fronts onto busy main road from Blackburn to Bathgate.
Landscape Fit – Intervisibility	New development on the site would change the outlook from the existing houses which front onto the site along its north and south boundaries. The fronts of the existing houses are located 5 metres from the site boundary.
Landscape Fit – Skyline	Development up to two storeys in height would not visibly affect the skyline.
Defined Boundary	The boundaries around the site are open but are defined by existing footpaths on the north, south and east sides. Whitehill Road runs along the western boundary.
On Site Constraints	The existing footpaths along the north and south boundaries provide access to the existing houses which front onto the site and these accesses would have to be maintained. Due to the close proximity of the existing houses and window to window distance considerations between existing and any new houses the developable area on the site is greatly reduced. The existing footpaths are well used and pedestrian access routes would have to be maintained through the site.
Ground Conditions/ Natural Features	Phase 1 Habitat Survey notes – Cultivated/disturbed land – amenity grassland.
Trees	There are a number of individually placed trees located on the site within the grassed area.
Protected Species (biodiversity)	Unknown but thought to be unlikely on this site.
Green Network (CSGN)	TBC
Access/Parking/Roads	The site could be accessed from Whitehill Road. There would be no direct access onto Bathgate Road. There are existing parking spaces (including a disabled parking space) located on Whitehill Road adjacent to the site boundary which would be affected if the site were to be redeveloped.

Watercourse within vicinity (potential flood risk)	No watercourses within the site.
Other	Bus shelter/bus stop on eastern boundary (Bathgate Road). Formal seating area comprising two benches and a bin on a tarmac area is located within the site adjacent to the bus stop. There are a number of formal lit tarmac footpaths crossing the site and along the north and south site boundaries which are well used by pedestrians as a route to get to/from Bathgate Road/school and the shopping centre/amenities on the opposite side of Bathgate Road.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site lies within the settlement envelope and is shown as 'white land' within the adopted West Lothian Local Plan 2009. The site would be classed as an infill site however due to the close proximity and orientation of the existing houses, the number of units achievable on the site may be restricted. The loss of pedestrian routes and maintaining access to the adjacent houses would also have to be considered.

## BLACKRIDGE

<b>Proposed use - Class 4 office use (site area 0.95 Ha)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference- EOI-0007</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is in the countryside, approximately 0.75 km east of Blackridge and 1.5 km west of Armadale, and comprises 'brownfield' land (previous associated with former Blackridge Colliery). The site is partially laid in rough grass and partially surfaced with hardcore. It is presently used as a contractors compound in connection with a planning permission for a construction training facility.
Slope and Shape	The site is broadly rectangular in shape and essentially flat but with some manmade bunds which have been planted to afford a degree of screening to the general operation of the site.
Altitude and Exposure	The site is low lying and generally enclosed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are either rural residential or agricultural.
Relationship to Townscape	The site lies in the countryside and has no physical relationship with Armadale or Blackridge in terms of 'townscape'.
Landscape Fit – Intervisibility	The site is readily seen from the A89 and further built development has the potential to be visually intrusive and out of keeping with the predominantly rural character of the area.

Landscape Fit – Skyline	The site does not command a skyline location.
Defined Boundary	A post and wire fence defines most of the site. The northern boundary with the A89 is supplemented with a hedgerow and a landscaped bund.
On Site Constraints	The site (by virtue of the landscaped bunds) currently provides a degree of screening of the training facility from the A89 and from the house opposite.  A Scottish Gas /Shell pipeline lies to the west of the site and the site is wholly within the associated consultation zones.
Ground Conditions/ Natural Features	It is not unreasonable to assume that, as part of a previous colliery, ground conditions may be suspect and may therefore require further detailed investigation.  A Phase 1 Habitat Survey notes : Tall herb and fern (tall ruderal)/ Cultivated/disturbed land (ephemeral/short perennial).
Trees	Other than the new trees planted as part of the landscaping scheme, there are no mature trees on the site.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	There is a satisfactory existing access to the greater site which would presumably suffice but clarification can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	The nearest surface water feature is the Barbauchlaw Burn which is approximately 500m off site to the north.
Other	Planning permission was recently given to utilise part of the site for 4 months of the year for outdoor training activities.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Planning permission for the greater site (to be used for a construction industry training facility) was granted as an exception to prevailing planning policy on development in the countryside. It was recognised that the site embraced poor quality grazing land which was degraded from previous mining activity and extensive fly tipping and the grant of permission was seen as a vehicle for enhancing the amenity of the site in particular and the amenity of the countryside in general. It was also the case that the proposed use was of such a specialised nature that it was difficult to find a suitable alternative site within the urban boundary.

	That said, minimising the visual impact of the operations from outwith the site was considered very important and conditions were imposed to try and ensure this. As a consequence, the erection of buildings on this part of the site (particularly those which have no direct association with the construction training facility) have the potential to be quite intrusive and would contribute to the further suburbanisation of the countryside at this location. The proposed allocation should, therefore, not be supported. That is not to say, however, that permission should be refused for further built development <u>if it were clearly allied to the existing facility and was of a non intrusive form and design.</u>
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<b>Proposed use - A mixture of potential uses to include, for example, Class 1 (retail), Class 4 (office), Class 5 (general industry), Class 6 (Storage and/or distribution), Class 8 (Residential for Training Centre purposes), Class 11, site (Indoor Leisure) on a site with an area of 2.88Ha.</b> <b>WLLP reference – N/A</b> <b>WLLDP reference – EOI-0008</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is in the countryside, approximately 0.7 km east of Blackridge and 1.5 km west of Armadale, and comprises 'brownfield' land / Spoil Heap (previous associated with former Blackridge Colliery). The site is laid in rough grass and used in connection with a planning permission for a construction training facility.
Slope and Shape	The site is broadly triangular in shape and embraces both flat and steeply sloping land.
Altitude and Exposure	The site is generally low lying but nevertheless sits within a 'bowl' excavated from a bing which encloses a substantial part of the site.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are agricultural and the Bathgate/Airdrie railway line.
Relationship to Townscape	The site lies within the countryside and has no physical relationship with Armadale or Blackridge in terms of 'townscape'.
Landscape Fit – Intervisibility	The site can be seen from the A89 and from the Bathgate/Airdrie railway line and further built development has the potential to be visually intrusive and out of keeping with the predominantly rural character of the area.
Landscape Fit – Skyline	Part of the site commands a skyline location.

Defined Boundary	A post and wire fence defines most of the site. The southern boundary marches with a cycle track and the Core Path Network.
On Site Constraints	The site (by virtue of the landscaped bunds) currently provides a degree of screening of the training facility from the A89 and from the house opposite.  A Scottish Gas/Shell pipeline lies to the west of the site and the site is wholly within the associated consultation zone.
Ground Conditions/ Natural Features	It is not unreasonable to assume that, as part of a previous colliery, ground conditions may be suspect and may therefore require further detailed investigation. A Phase 1 Habitat Survey notes : Woodland and scrub (dense/continuous) / Rock exposure and waste (spoil heap) / cultivated/disturbed land (ephemeral/short perennial) / Tall herb and fern (tall ruderal).
Trees	Other than the new trees planted as part of the landscaping scheme, there are no genuinely mature trees on this site.
Protected Species (biodiversity)	A 'Notable Habitat' consisting of an area of swamp is recorded in relation to a central part of the site.
Green Network (CSGN)	TBC
Access/Parking/Roads	There is a satisfactory existing access to the greater site which would presumably suffice but clarification can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	The nearest surface water feature is the Barbauchlaw Burn which is approximately 500m off site to the north.
Other	---
Conclusion/Summary: Site potential and impact on the community and/or settlement.	Planning permission for the greater site (to be used for a construction industry training facility) was granted as an exception to prevailing planning policy on development in the countryside. It was recognised that the site embraced poor quality grazing land which was degraded from previous mining activity and extensive fly tipping and the grant of permission was seen as a vehicle for enhancing the amenity of the site in particular and the amenity of the countryside in general. It was also the case that the proposed use was of such a specialised nature that it was difficult to find a suitable alternative site within the urban boundary. That said, minimising the visual impact of the operations from outwith the site was considered very important and conditions were imposed to try and ensure this. As a consequence, the erection of buildings on this part of the site (particularly those which have no direct association with the construction training facility) could have the potential to be quite intrusive and could contribute to the further suburbanisation of the countryside at this location. On balance, therefore, the proposed allocation should not be supported. That is not to say, however, that permission should be refused for further built development if it were clearly allied to the existing facility and was of a non intrusive form and design.

<b>Proposed use - Residential use, mixed use and retail (neighbourhood centre) site area 1Ha (circa 25 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0063</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site comprises undeveloped 'greenfield' land which is nevertheless currently shown in the adopted WLLP as being <u>within</u> the settlement envelope of Blackridge and is part of an allocation for residential development (HBr8).
Slope and Shape	The site is rectangular in shape and essentially flat, albeit with a modest slope from north to south.
Altitude and Exposure	The site is not elevated but is open and slightly exposed when approached from the east.
Un-neighbourly/non conforming uses	Neighbouring uses are either residential or agricultural.
Relationship to Townscape	The site has a natural affinity with the townscape, being that it adjoins and lies directly opposite established housing.
Landscape Fit – Intervisibility	Built development would not be disruptive and there are no intervisibility issues per se.
Landscape Fit – Skyline	The site does not command a skyline location.
Defined Boundary	A post and wire fence defines the boundary to the north with the A89. There is no physically defined boundary to the east or south. The western boundary is a post and wire fence and hedgerow between the site and the small neighbouring residential development of 6 houses.
On Site Constraints	---
Ground Conditions/ Natural Features	There are no known ground conditions.

Trees	There are no trees on the site.
Protected Species (biodiversity)	Consultation is being undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	There are no obvious impediments to a satisfactory means of vehicular access being achieved.
Watercourse within vicinity (potential flood risk)	The nearest watercourse is the Barbauchlaw Burn, which lies 100m to the south of the site, and flood risk would require to be assessed by SEPA.
Other	<p>The site lies within the settlement envelope of Blackridge and is part of an allocated residential site HBr8. It does not however benefit from any grant of planning permission and is specifically NOT embraced by planning application 1077/FUL/07 for the neighbouring land to the east and which was withdrawn.</p> <p>By virtue of an SPG, all new housing developments in Blackridge and within the vicinity of Blackridge (a map has been prepared which defines the precise geographical area) will be required to contribute £2,456 per residential unit (plus indexation from April 2009 based on the Building Tender Price Index) towards the costs associated with the delivery of the new railway station.</p>
Conclusion/Summary: Site potential and impact on the community and/or settlement.	The principle of development has previously been established through the residential allocation in the WLLP 2009 and there is no reason to row back from this. Consequently, residential use should continue to be supported. However, the inclusion of a neighbourhood centre (retail) and other mixed uses is, perhaps, less easy to justify. While there may be a case for a purely local facility (a small convenience store or such like) there is a concern that the established 'service core' of the village might be dissipated and dragged too further eastwards. A more general overview of the development potential of the site therefore needs to be considered.

<b>Proposed use - Residential use (site area 3.2Ha), circa 70 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0191</b>	<b>Date –</b>  <b>14/09/2011</b>
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>

Present Use Brownfield/greenfield/ruin/mixed	The site comprises undeveloped 'greenfield' land on the north side of Blackridge. The adopted WLLP shows the site as being outwith the settlement boundary and it is currently being used for rough grazing.
Slope and Shape	The site is rectangular in shape and moderately sloping (from north-east to south-west).
Altitude and Exposure	The site is elevated and exposed to the east.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are either residential or agricultural land.
Relationship to Townscape	The site directly abuts the current settlement edge to the south and therefore has a close physical relationship.
Landscape Fit – Intervisibility	The site contributes to the semi rural aspect of the settlement and is at the same time shown in the adopted WLLP as being within Bathgate Heights Area of Great Landscape Value.
Landscape Fit – Skyline	The upper portion of the site commands a skyline location.
Defined Boundary	Mature trees and post and wire fence defines much of the northern boundary and a hedgerow with a post and wire fence defines the east. The southern boundary marches with the rear garden timber fences of the neighbouring houses. The western boundary is not well defined.
On Site Constraints	The topography of the site suggests that satisfactory access could be difficult to achieve.
Ground Conditions/ Natural Features	There is some evidence that the site is wet and boggy in parts.
Trees	The row of mature trees along the northern boundary are a distinctive feature and should be retained.
Protected Species (biodiversity)	Consultation is being undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	From the south, access would have to be via Drummond Place, a cul-de-sac. It is physically constrained and it is doubtful that it could cope with any substantive additional traffic. Access from the Heights Road to the east would also be problematic due in part to

	the narrowness of this rural road and the likely intrusive nature of the physical works. Clarification can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	There are no known watercourses within the site.
Other	Planning permission has previously been sought to develop this site in 2006 but was withdrawn prior to a decision being taken. It had however been recommended for refusal.
Conclusion/Summary: Site potential and impact on the community and/or settlement.	The site lies within the Blackridge Heights AGLV and is visually sensitive, serving as an attractive backdrop to the village. Development would be visually intrusive and there are also thought to be practical difficulties in securing satisfactory access. As a consequence, development should not be supported.

<b>Proposed use - Potential transportation, employment land and housing</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0225</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site comprises a substantial area of predominantly rough grassland to the south of Blackridge. While the vast majority of the site is outwith the settlement boundary, as defined in the adopted WLLP, a small part of it (bounding Westcraigs Road) is <u>within</u> and is allocated in the adopted WLLP for residential development (HBr5). Planning permission has also been granted in 2007 for 10 houses on this small part of the site. While a preliminary start appears to have been made there is currently no building activity.
Slope and Shape	The site is an irregular elongated shape with areas of both flat and sloping land.
Altitude and Exposure	The site is very open and exposed to the south and is also visible (in parts) from the A89 to the north.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are residential, agricultural and the Bathgate-Airdrie railway line.
Relationship to Townscape	Physically, the site is peripheral to the village and has only a tenuous relationship in terms of 'townscape'.
Landscape Fit – Intervisibility	

	The site is visible from the Blackridge Hills AGLV which lies to the north.
Landscape Fit – Skyline	There are elevated parts of the site which can be regarded as 'skyline'.
Defined Boundary	The new reinstated railway line provides a definitive boundary to the north while the remaining boundaries are less clearly defined.
On Site Constraints	<p>The proximity of the railway line to the north is a potential source of noise and this may not be conducive to development, particularly residential.</p> <p>A Scottish Gas Feeder pipeline runs north-south through the extreme eastern part of the site, as does the Grangemouth-Stanlow pipeline. Both pipelines fall within the consultation zone.</p>
Ground Conditions/ Natural Features	<p>It is not unreasonable to assume that, as part of a disused spoil heap, ground conditions may be suspect and may therefore require further detailed investigation, both for stability and for evidence of contamination.</p> <p>A Phase 1 Habitat Survey notes : Mire (wet modified bog) on the eastern extremity of the site.</p>
Trees	There are a number of coniferous and deciduous trees on the site, most planted in small groups which are dispersed over the whole site. While the trees may not individually be of any significant quality, they are collectively a distinctive feature, reinforcing the character of the countryside around Blackridge.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	It is presumed vehicular access could be achieved from Westcraigs Road via the existing point of access which has been identified for the development of local plan residential development site HBr5. Indeed, there is no other obvious means of access, This would, however, require to be clarified following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	The nearest natural watercourse appears to be the Barbauchlaw Burn which is located off site, on the northern side of the railway line. There is however evidence of drains (possibly field drains) running through the site itself.
Other	The western corner of this site, nearest to Westcraigs Road and the new railway bridge, has previously been allocated for housing in the WLLP and benefits from planning permission dating from 2007.

	National Cycle Route 75 runs through the site.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The physical development of this site would constitute an intrusive physical expansion of Blackridge, well beyond the southern limit of development (the railway line) which is already provided for in the WLLP. It would also be visually and environmentally intrusive. As a consequence, development should not be supported.

<b>Proposed use - Mixed Use (circa 150 units) WLLP reference (if known/applicable) – n/a WLLDP reference: LATE-0003</b>	
<b>CONDITION &amp; SETTING</b>	General comments
Present Use Brownfield/greenfield/ruin/mixed	Site is mostly Greenfield, arable land but also contains an element of brownfield to its northern end in the form a disused mine at Westrigg Colliery.
Slope and Shape	The site slopes up gently from south to north.
Altitude and Exposure	The site is partially exposed to the prevailing south westerly wind, but is afforded some protection from properties to the west at Harthill Road and shelterbelts south of the site.
Un-neighbourly/non conforming uses	There are no significant non-conforming uses for the site, the Bathgate-Airdrie railway line is within 100m of the site at its nearest point, so is not considered overly significant.
Relationship to Townscape	The site would act as extension to the east side of Blackridge in terms of existing built form, but in terms of its scale would be overly significant in terms of scale.
Landscape Fit – Intervisibility	The site would be viewed as an easterly expansion to Harthill Road in Blackridge.
Landscape Fit – Skyline	The site would appear on the skyline when viewed from the south.
Defined Boundary	There is a c class road to the south, and field boundaries and fences to the north and residential properties at Harthill Road to the west and also a playing field and also field boundaries to the east.

On Site Constraints	Ground conditions appear wet and there may also be some issue of previous undermining and contamination – no other on site constraints.
Ground Conditions/ Natural Features	It has been confirmed by the council's contaminated land officer that the site is adjacent to Westrigg Colliery. Old shaft and tramway present on site. It is also the case that Coal Authority should provide their views, given that this area of West Lothian has previously been subject to mining. The southern end of the site is 3.1, land capable of producing a moderate range of crops. The northern end of the site contains 3.1 land, land which is capable of producing a moderate range of crops.
Trees	There is no woodland of any significance on the site.
Protected Species (biodiversity)	None obvious in terms SNH protected species overlays or in terms of Phase 1 Habitat Surveys, although the site may have to be assessed
Green Network (CSGN)	If this site was to be developed it would lead to loss of land that could potentially be part of the CSGN.
Access/Parking/Roads	The council's Transportation Unit would be required to provide their views on the proposals in terms of upgrading required of the c class road and in terms of the junction with Harthill Road. the site would be within 100m of a bus route at its nearest point, but would be 1.1km at it farthest point and would also be more than 1km in terms of walking distance to Blackridge Station.
Watercourse within vicinity (potential flood risk)	There is no watercourse in the vicinity of the site, however, the site is partlay wet/boggy in nature and would require to be assessed for flood risk by the council's flood prevention officer.
Other	School capacities would need to be assessed in terms of the catchment schools of Armadale ND Academy and Blackridge ND Primary and St.Kentigern's RC Academy and St. Anthony's RC Academy.
Conclusion/Summary: Site potential and impact on the community and/or settlement.	For the reasons listed above, it is considered that the site, even for mixed use, may represent a significant incursion to the east side of Blackridge in land form terms and there may be infrastructure constraints in terms of schools and roads/ transport and there are likely to be better sites for mixed use development and residential development elsewhere in West Lothian.

## BREICH

<b>Proposed use - housing and ancillary services 31.38ha</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0190</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield
Slope and Shape	Undulates, largely rectangular
Altitude and Exposure	Exposed, elevated at eastern edge
Un-neighbourly/non conforming uses	None apparent although may have been used for tipping in the past therefore possible contamination issues.
Relationship to Townscape	Outwith settlement boundary and remote from village centre
Landscape Fit – Intervisibility	Screened in part on approach from east by trees and landform, also from A704
Landscape Fit – Skyline	Visible site
Defined Boundary	A17 north; field boundaries west and south; east – tree belt.
On Site Constraints	Former tip area; evidence of made up ground and tipping
Ground Conditions/ Natural Features	Contaminated land may be present
Trees	On east boundary and partly on the north
Protected Species (biodiversity)	None apparent
Green Network (CSGN)	At eastern boundary – Phase 1 Habitats Survey 1993 – woodland and scrub along the Woodmuir Burn at its northern end; grassland and marsh beyond to the eastern site boundary; rock exposure and waste at former tip site further south. Smaller patches of tall herb and grass at south west

	corner of the site, adjacent to existing buildings.
Access/Parking/Roads	New access required off A71, potential visibility issues due to road rising eastwards.
Watercourse within vicinity (potential flood risk)	Woodmuir Burn runs through the site east/west. Burn appears on SEPA flood risk maps
Other	Archaeological trigger zone School catchments – Woodmuir, St Thomas PS, St Kentigern's, West Calder High School Planning history – 1013/P05 OPP for residential development refused November 2005; mineral consents 0926/MIN/96 approved February 1997; and restoration works 0803/M/98 approved December 1998
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	A large elevated site, undulates almost throughout; possible access issues onto the A71. Development of a small part of the western site area may be acceptable to allow for rounding off of the village and local development opportunities.

<b>Proposed use - Residential 21.41ha WLLP reference (if known/applicable) – Countryside WLLDP reference – EOI-0215</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield – farmland used for grazing and feed crop
Slope and Shape	Undulates, irregular shape
Altitude and Exposure	Exposed, elevated from surroundings in part and exposed on western edge
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	On settlement edge, wraps around Jeanfield cottage. Residential development to the east

Landscape Fit – Intervisibility	Highly visible at western half, less so towards new housing in Breich
Landscape Fit – Skyline	Visible site
Defined Boundary	A71 north; field boundaries west and east; woodland to the south.
On Site Constraints	None apparent
Ground Conditions/ Natural Features	None apparent but site waterlogged at eastern side
Trees	On site boundary to the south
Protected Species (biodiversity)	None apparent
Green Network (CSGN)	Phase 1 Habitats Survey 1993 - Small area of woodland and scrub and tall herb and fern immediately to the west of existing housing fronting onto the A71
Access/Parking/Roads	New access required off A71, potential visibility issues due to road rising eastwards. Potential access off Woodmuir Road. Woodmuir Road forms part of a right of way
Watercourse within vicinity (potential flood risk)	Woodmuir Burn runs to the south in an east/west direction
Other	Scope for a smaller scale development adjacent to existing housing at Blinkbonny Gardens, subject to appropriate screening Archaeological trigger zone School catchments – Woodmuir, St Thomas PS, St Kentigern's, West Calder High School Planning history – 1013/P05 OPP fro residential development refused November 2005
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Scope for a smaller scale development adjacent to existing housing at Blinkbonny Gardens, subject to appropriate screening

<b>Proposed use - Residential 2.5ha</b> WLLP reference (if known/applicable) – open space/playing field <b>WLLDP reference – EOI-0218</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield, playing field/public park
Slope and Shape	Flat rectangular site
Altitude and Exposure	Largely screened from A71, but more visible from Woodmuir Road; flat site
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	Outwith envelope; screened by housing on Woodmuir Place
Landscape Fit – Intervisibility	Exposed from Woodmuir Road to the west; A71 from east
Landscape Fit – Skyline	Would require screening on east boundary to minimise visual impact
Defined Boundary	North – rear gardens of properties in Woodmuir Place; south, east and west – field boundaries
On Site Constraints	Woodmuir Burn to the south
Ground Conditions/ Natural Features	No issues apparent other than possible flood risk from Woodmuir Burn
Trees	N/A
Protected Species (biodiversity)	None apparent
Green Network (CSGN)	N/A

Access/Parking/Roads	Access through garage lock up site on woodmuir Place
Watercourse within vicinity (potential flood risk)	Woodmuir Burn flows through the south boundary of the site. Burn appears on SEPA flood risk maps
Other	New primary school to be built on the site Classed as neighbourhood park in Open Space Strategy School catchments – Woodmuir, St Thomas PS, St Kentigern's, West Calder High School Planning History - Planning permission granted September 2011 for a new primary school, access to be taken via lock up site.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Potential development site given the proposed location of the new school on part of the site but much of site taken up by the school; site screening required.

<b>Proposed use - Residential 2.07ha</b> WLLP reference (if known/applicable) –N/A WLLDP reference – EOI-0219	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Part brownfield but largely greenfield in nature
Slope and Shape	Flat site, rectangular shape
Altitude and Exposure	Flat level site adjacent to A71 road frontage
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	Outwith settlement envelope, sheltered in part by trees on east boundary and existing properties/trees on west boundary
Landscape Fit – Intervisibility	Visible off A71, but sheltered from railway line and some screening to the west

Landscape Fit – Skyline	Visible from north beyond the railway due to rising levels here.
Defined Boundary	Railway line to the north; A71 to south; rear of residential properties and trees to the west and field boundary to the east.
On Site Constraints	None apparent
Ground Conditions/ Natural Features	No issues apparent; trees are the only natural features of note
Trees	Throughout the site – deciduous – site of Breich Community Woodland
Protected Species (biodiversity)	None apparent
Green Network (CSGN)	Phase 1 Habitat Survey 1993 – woodland and scrub covers much of the site,; grassland and marsh and open water on the eastern boundary.
Access/Parking/Roads	Off A71, existing access point serving lock up garages
Watercourse within vicinity (potential flood risk)	None apparent
Other	Archaeological trigger zone School catchments – Woodmuir, St Thomas PS, St Kentigern's, West Calder High School No planning history
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Elongated site. May have some development potential but issues given proximity to the railway and access onto the A71. Linear development may result.

<b>Proposed use - Residential 1.31ha</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0220</b>		<b>Date –</b> <b>9 December</b> <b>2011</b>
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	Greenfield	
Slope and Shape	Long narrow flat rectangular site providing screening from railway line	
Altitude and Exposure	Sheltered on south by A17 and trees throughout the site; exposed on north boundary and open to the railway line	
Un-neighbourly/non conforming uses	Railway line runs north of the site	
Relationship to Townscape	Largely outwith the settlement envelope, forming a natural green approach/entrance into the village	
Landscape Fit – Intervisibility	Visible from all directions	
Landscape Fit – Skyline	Visible from A71 and A705	
Defined Boundary	A71 south; railway north; right of way to east over the railway; and fence line to west	
On Site Constraints	Largely tree covered – none apparent	
Ground Conditions/ Natural Features	No apparent issues	
Trees	Significant tree cover, mixed woodland, some self seeded	

Protected Species (biodiversity)	None apparent
Green Network (CSGN)	Phase 1 Habitats Survey 1993 – woodland and scrub to the west, tall herb and fern to the east
Access/Parking/Roads	Hardstanding on east boundary providing access to footpath over railway line and frontage to existing properties
Watercourse within vicinity (potential flood risk)	None
Other	Archaeological trigger zone at eastern boundary School catchments – Woodmuir, St Thomas PS, St Kentigern's, West Calder High School No planning history
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Long narrow site would result in frontage linear development; potentially visually intrusive and noise issues from railway likely. Substantial tree loss required.

<b>Proposed use - Housing (circa 180 – 200 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> WLLDP reference – LATE-0004	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield site in the countryside populated by nursery trees and lies entirely within the countryside in the adopted West Lothian Local Plan 2009. The Breich Valley Area of Special Landscape Control designation lies to the north of the 'C' class road to the north of the site, so the development of this site could potentially adversely affect the setting of this designation. Immediately to the south of the site is the Edinburgh to Glasgow Queen Street railway line. An application ref 0456/FUL/08, was refused on 27/06/08 for being unnecessary for the business and also as having a detrimental visual impact on the countryside and the ASLC designation. A building i.e. Forresters Shed, was however subsequently approved under ref 0820/FUL/08 which was to have a tree belt around it. It is unclear if this has been built.
Slope and Shape	Site slopes gradually from the A71 up to the north, but is largely flat and only gently undulates from the south to the north.

Altitude and Exposure	The site is exposed to the prevailing south westerly wind.
Un-neighbourly/non conforming uses	Immediately to the south of the site is the Edinburgh to Glasgow Queen Street railway line. There is also a kennels to immediately to the north west of the site that would also have potential noise impact on any housing on the site and may lead to the kennels (Glenburn Cottage) coming under pressure to close as this could be deemed a 'statutory noise nuisance'.
Relationship to Townscape	The site does not relate well to the existing settlement of Breich, that has no housing developed or allocated/proposed of any significance to the north of the A71. It would appear, if developed, as a significant incursion into an otherwise largely undeveloped area of countryside that surrounds Breich at the present time, which would not be welcomed.
Landscape Fit for Landform / Topography	The site does not relate well to the existing settlement of Breich that has no housing developed or allocated/proposed of any significance to the north of the A71. It would appear, if developed, as a significant incursion into an otherwise largely undeveloped area of countryside that surrounds Breich at the present time, which would not be welcomed. The site only gradually slopes up from the A71. If allocated, the site would require significant structural planting, but in any case, the site would appear to be not in tandem with the historical development pattern of Breich to the south of the A71. There are also other better sites being promoted for development around Breich in any case in terms of EOI submissions.
Landscape Fit – Intervisibility	The site would not appear to be in tandem with the historical development pattern of Breich to the south of the A71. There are also other better sites being promoted for development around Breich in any case in terms of EOI submissions. The development would represent a negative, significant incursion into an area of generally open countryside,
Landscape Fit – Skyline	The site would be visible on the skyline when viewed from Breich and the A71, given it is elevated compared to that of the settlement itself. This would be a negative impact from any development.
Defined Boundary	The site has well defined boundaries on all side – post and wire fencing to the west, a track to the east, a 'C' class road to the north and the railway line to the south.
On Site Constraints	It is unclear what the prohibitive ground conditions could be on site, but it may be a rather wet site, and the site may well be undermined, although this would require confirmation by the Coal Authority.
Ground Conditions / Natural Features	It is unclear what the prohibitive ground conditions could be on site, but it may be a rather wet site, and the site may well be undermined, although this would require confirmation by the Coal Authority. The councils Contaminated Land Officer has identified no known issues regarding ground conditions.

Trees	The site contains conifers from a tree nursery and some bull rushes also. The loss of these would not be significant, however, if the site were to be developed, structural tree planting would be required around the site, to help blend the site into the landscape and also to overcome issues of prevailing wind in terms of the sites climate and also noise from the railway line and the kennels, so some trees could be retained and supplemented where deemed appropriate.
Protected Species	There are no significant species on the site that have been identified in GGP, although this would require TWIC assessment and also any comments from SNH, and if any are identified, then this would have a bearing on any allocation if any impacts could be mitigated.
Green Space	The development of the site would lead to the loss of a significant area of countryside around Breich, which at the moment is 'visual green space'
Access/Parking/Roads	It is suggested that access to the site for vehicles could come from the 'C' class road to the north (Loganlea Road), however, this road would be unsuitable for access for the number of units proposed, given it is only suitable at the moment for one way traffic. and would require upgrading also. The vehicular access to the A706 to the west may also be problematic, for a significant number of vehicles that would be served by a site in this location, this access also only being 180m north of the signalised junction of the A706/A71, which can be busy at peak times. It is noted however that a tarmaced track to the east of the site could be utilised to gain access to Breich and the A71, however, the road would still require to be traversed by school children and other people also, as there is no pedestrian crossing in place at the moment. If the site was to be supported, the developer would be required to provide a signalised crossing. Transportation views on these matters would be required.
Watercourse within vicinity (potential flood risk)	No flood risk issues from SEPA Flood Maps, no known history of flooding, requires confirmation of the position by the council's Flood Prevention Officer and SEPA.
Other	The school catchments are, St Kentigern's Academy, James Young High School, Woodmuir Primary School and St Thomas RC Primary and Educations views would therefore be required on school capacities. The land is 4.1 on the Macaulay Land Institute, which is land capable of providing only a narrow range of crops, so this would be no great loss in agricultural terms.
<b>Conclusion: Site potential and Impact on community/settlement</b>	Overall, for reasons provided above, the site would be unsuitable for a housing allocation.

<b>Proposed use - Housing (circa 60 units) i.e. density of 15 units per hectare</b> <b>WLLP reference (if known/applicable) – N/A</b> WLDP reference – LATE-0006	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield site in the countryside populated by nursery trees and lies entirely within the countryside in the adopted West Lothian Local Plan 2009. The Breich Valley Area of Special Landscape Control designation lies to the north of the 'C' class road to the north of the site, so the development of this site could potentially adversely affect the setting of this designation. Immediately to the south of the site is the Edinburgh to Glasgow Queen Street railway line. An application ref 0456/FUL/08, was refused on 27/06/08 for being unnecessary for the business and also as having a detrimental visual impact on the countryside and the ASLC designation. A building i.e. Forresters Shed, was however subsequently approved under ref 0820/FUL/08 which was to have a tree belt around it. It is unclear if this has been built.
Slope and Shape	Site slopes gradually from the A71 up to the north, but is largely flat and only gently undulates from the south to the north.
Altitude and Exposure	The site is exposed to the prevailing south westerly wind.
Un-neighbourly/non conforming uses	Immediately to the south of the site is the Edinburgh to Glasgow Queen Street railway line. There are also kennels approximately 300m west of the site that would also have potential noise impact on any housing on the site and may lead to the kennels (Glenburn Cottage) coming under pressure to close as this could be deemed a 'statutory noise nuisance'.
Relationship to Townscape	The site does not relate well to the existing settlement of Breich. There is no housing developed or allocated/proposed of any significance to the north of the A71. If developed, the site would result in a significant incursion into an otherwise largely undeveloped area of countryside that surrounds Breich at the present time, which would not be welcomed.
Landscape Fit for Landform / Topography	The site does not relate well to the existing settlement of Breich where there is no housing developed or allocated/proposed of any significance to the north of the A71. It would appear, if developed, as a significant incursion into an otherwise largely undeveloped area of countryside that surrounds Breich at the present time, which would not be welcomed. The site only gradually slopes up from the A71. If allocated, the site would require significant structural planting, but in any case, the site would appear to be not in tandem with the historical development pattern of Breich to the south of the A71.
Landscape Fit – Intervisibility	Development of the site would not appear to be in tandem with the historical development pattern of Breich whereby development is confined to the south of the A71. The development would represent a negative, significant incursion into an area of generally open

	countryside.
Landscape Fit – Skyline	The site would be visible on the skyline when viewed from Breich and the A71, given it is elevated compared to that of the settlement itself. This would be a negative impact from any development.
Defined Boundary	The site has well defined boundaries on all sides – post and wire fencing to the west, a track to the east, a ‘C’ class road to the north and the railway line to the south.
On Site Constraints	It is unclear what the prohibitive ground conditions could be on site, but it may be a rather wet site, and the site may well be undermined, although this would require confirmation by the Coal Authority.
Ground Conditions / Natural Features	It is unclear what the prohibitive ground conditions could be on site, but it may be a rather wet site, and the site may well be undermined, although this would require confirmation by the Coal Authority. The council’s Contaminated Land Officer has identified no known issues regarding ground conditions.
Trees	The site contains conifers from a tree nursery and some bull rushes. The loss of these would not be significant, however, if the site were to be developed, structural tree planting would be required around the site, to help blend the site into the landscape and also to overcome issues of prevailing wind in terms of the sites climate and also noise from the railway line and the kennels, so some trees could be retained and supplemented where deemed appropriate.
Protected Species	There are no significant species on the site, although this would require TWIC assessment and also any comments from SNH, and if any are identified, then this would have a bearing on any allocation if any impacts could be mitigated.
Green Space	The development of the site would lead to the loss of a significant area of countryside around Breich, which at the moment is ‘visual green space’
Access/Parking/Roads	It is suggested that access to the site for vehicles could come from the ‘C’ class road to the north (Loganlea Road), however, this road would be unsuitable for access for the number of units proposed, given it is only suitable at the moment for one way traffic. and would also require upgrading. The vehicular access to the A706 to the west may also be problematic, for a significant number of vehicles that would be served by a site in this location, this access also only being 180m north of the signalised junction of the A706/A71, which can be busy at peak times. It is noted, however, that a tarmaced track to the east of the site could be utilised to gain access to Breich and the A71, however, the road would still require to be traversed by school children and other people also, as there is no pedestrian crossing in place at the moment. If the site was to be supported, the developer would be required to provide a signalised crossing. Transportation views on these matters would be required.

Watercourse within vicinity (potential flood risk)	No flood risk issues from SEPA Flood Maps, no known history of flooding but requires confirmation of the position by the council's Flood Prevention Officer and SEPA.
Other	The school catchments are, St Kentigern's Academy, James Young High School, Woodmuir Primary School and St Thomas RC Primary and Educations views would therefore be required on school capacities. The land is 4.1 on the Macaulay Land Institute, which is land capable of providing only a narrow range of crops, so this would be no great loss in agricultural terms.
<b>Conclusion: Site potential and Impact on community/settlement</b>	Overall, for reasons provided above, the site would be unsuitable for a housing allocation.

## BRIDGEHOUSE

<b>Proposed use – Residential</b>	
<b>WLLP reference (if known/applicable) –</b>	
<b>WLLDP reference – LATE-0012</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield site
Slope and Shape	Generally rectangular and flat in nature.
Altitude and Exposure	The site is not particularly elevated or exposed.
Un-neighbourly/non conforming uses	There are no incompatible neighbouring land uses. The site has residential properties to the south, otherwise it is surrounded by open fields and woodland.
Relationship to Townscape	Development of site could be seen as extension to Bridgehouse, however the potential development of the site would not respect the existing historic linear pattern of development.
Landscape Fit – Intervisibility	Site would be to the rear of existing cottages in terms of views from the public road south of the site. It would be viewed as an extension to the existing development and would only be viewed obliquely from the road east and west from the site.
Landscape Fit – Skyline	The site is not on the skyline.

Defined Boundary	Yes - Defined boundary as North of the site is the Bridge house Burn and South is the Craigrigg Cottages. There is also an area of deciduous woodland west of the site. There is no defined boundary to the east, however there are electricity pylons immediately east of the submitted site boundary.
On Site Constraints	None obvious from desk top analysis of GGP. however there are electricity pylons immediately east of the site. Also WOSAS made the following comments regarding archaeology: No sites have been recorded from within this prospective development plot, though a number have been identified in the surrounding landscape, the majority either related to former agricultural settlement or previous extractive industries. The remains of a farmstead shown on the 1st edition Ordnance Survey map as 'Easter Wheatacre' lie around 260m to the west, while the 1st edition also depicted two unroofed structures around 100m to the north, just to the SE of the modern Bridgehouse Farm. These could represent the remains of a pre-improvement farmstead associated with Bridge House. There is also some indication that mining had already taken place in the area by the mid 19th century, as an old shaft was shown to the south of the development plot, in the area now occupied by one of the structures at the eastern end of the current village. An expansion of this industry is apparent on the 2nd edition map of the later 19th century, with a tramway shown running close to the NW corner of the plot to a shaft and air shaft to the south of Easter Wheatacre. By the 3rd edition, a mineral railway was shown running along the northern boundary of the plot, albeit on the northern bank of the Bridgehouse Burn, while a sheepfold was shown attached to the southern side of the boundary wall. The map supplied by the applicant indicates that extractive industries continued in the area, as a clay pit is depicted in the field immediately to the east of the area proposed for development; however, the plot itself does not appear to have been subject to previous large-scale disturbance, suggesting that it may retain some potential to produce buried material associated with earlier phases of activity.
Ground Conditions/ Natural Features	None obvious from desk top analysis of GGP. However, council's contaminated land officer has stated that: No potentially contaminative activities recorded on site. Potentially contaminative industries, e.g. mining, engineering works and railway lines have operated within the vicinity of the site. An assessment would therefore be required.
Trees	Western boundary. Trees on western boundary listed as grassland and marsh in Phase 1 Habitats Survey. If this site were to be developed there would require to be an appropriate stand off to this important local landscape feature.
Protected Species (biodiversity)	None obvious from desk top analysis. SNH also have no records of any protected species on the site. Site contains grassland and marsh and semi improved grassland from the 1993 Phase 1 Habitat Survey.
Green Network (CSGN)	Phase one Habitat Survey 1993 – strip at the west of the site covered by grassland and marsh.
Access/Parking/Roads	Potential access road from South East corner of the site as it meets the 'C' class road that will lead onto the B8028.
Watercourse within vicinity (potential flood risk)	SEPA require an Flood Risk Assessment (FRA) which assesses the flood risk from the small watercourse which flows along the northern boundary of the site (The Bridgehouse Burn). Potential development of allocation could increase the probability of flooding elsewhere. Bridgehouse Burn is significantly impacted by sewage pollution from Craigrigg Cottages on the S boundary of this site. This was put forward for first time sewerage to SW but is likely to be unsuccessful. The new development should pick up the sewage from Craigrigg Cottages and convey this to a SQ STW, either Armadale or Westfield STW. A Buffer strip of 6-12m is

	required for this site. Allocation acceptable subject to certain requirements that will mitigate against impacts on that status of the waterbody. There are no restoration opportunities on this site.
Other	School catchment areas Armadale Academy and St Kentigern's, Blackburn, St Anthony's and Westfield Primary Schools Site effected by waste water drainage, ID _ 136 Craigrigg, Westfield Within coal mining referral area. School catchments - Armadale, St Kentigern's, Westfield and St Anthony's PS 0180/92 Construction of access road and change of use of agricultural land to garden ground at 17-24 CRAIGRIGG COTTAGES allows access to the rear of the site Site is class 3(1) in the Macaulay Maps, that is land which is capable of producing a moderate range of crops.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Development would result in visual intrusion of a site remote from existing services and infrastructure and as such is not in a sustainable development location. There is no education capacity to serve the site.

## BRIDGEND

<b>Proposed use – Residential Use (site area 1.7 Ha) Circa 25 units.</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0010</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site lies in the countryside to the west of the existing housing area of Auldhill at Bridgend and is shown in the adopted WLLP as an area of white land lying outwith the settlement boundary. The site is considered greenfield. The current use appears to be disused grassland.
Slope and Shape	The site comprises an “L” shaped, flat, low-lying area of disused grassland which slopes from south –north.
Altitude and Exposure	The site is not exposed and has some degree of tree cover from the adjacent housing allocation HBd2. The southern part of the site is at a slightly higher level than the surrounding land uses.
Un-neighbourly/non conforming uses	Neighbouring uses are residential to the east, Bridgend Golf Club to the north and west and farmland to the south.
Relationship to Townscape	The site is located in the countryside and adjoins the south west edge of the Bridgend settlement envelope and the current WLLP housing allocation HBd2.

Landscape Fit – Intervisibility	The site is located in the countryside but adjoins the settlement boundary.
Landscape Fit – Skyline	The southern part of the site is on the skyline.
Defined Boundary	Mature trees and hedgerow define the west and east boundaries of the site. Elsewhere, the boundary is open.
On Site Constraints	
Ground Conditions/ Natural Features	Phase 1 Habitat Survey notes: Areas of woodland and scrub, tall herb and fern and grassland and marsh.
Trees	There are a small number of trees along the western boundary of the site which maybe worthy of retention as they help to integrate the site into its surroundings. Management and retention will require to be discussed with the council's arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH and TWIC.
Green Network (CSGN)	No significant issues.
Access/Parking/Roads	The existing access is restricted in width to a single vehicle track which runs along the western boundary of the site leading between the Bridgend and District Golf Club and Greenkeepers shed to the southern boundary of the proposal site. Advice from Roads colleagues should be sought with regard to widening the access.
Watercourse within vicinity (potential flood risk)	A flood risk assessment is likely to be required for this site.
Other	Potential constraint - education capacity at Linlithgow Academy.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The proposal is in the countryside outwith the settlement boundary of Bridgend. Given the number of EOI submissions for housing in Bridgend it may be appropriate to re-evaluate where growth of the village should be located.

<b>Proposed use - Residential (site area 1.07Ha) Circa 40 units.</b> <b>WLLP reference (if known/applicable) – HBd2</b> <b>WLLDP reference – EOI-0011</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located on the south west side of Bridgend and is shown in the adopted WLLP as lying within the settlement envelope and allocated for residential development (HBd2). The site is currently vacant and covered in self seeded planting.
Slope and Shape	The site is essentially rectangular and flat.
Altitude and Exposure	The site is elevated and there is a height differential between the southern and northern part of the site.
Un-neighbourly/non conforming uses	Neighbouring uses are residential, golf club and farmland.
Relationship to Townscape	The site is within the settlement boundary and is allocated for development. The WLLP and estimated around 40 units.
Landscape Fit – Intervisibility	The site is visible from the housing area of Auldhill. Built development would change the outlook from the rear of the existing properties.
Landscape Fit – Skyline	The southern part of the site is on the skyline.
Defined Boundary	The external boundaries of the site are defined with a mixture of hedgerow, mature trees and timber post and wire fencing.
On Site Constraints	Potential contamination as site formed part of the former Linlithgow Oil Works – Consultation with councils contaminated land officer required.
Ground Conditions/ Natural Features	Phase 1 Habitat Survey notes: Areas of woodland and scrub, tall herb and fern and grassland and marsh.  The loss of the site as informal open space will be a material consideration as it clearly well used. It does however need to be noted that the site is allocated for housing in the adopted WLLP.
Trees	There are a large number and variety of self-seeded mature trees within the site boundary. Management and retention will require to be discussed with the council's arboricultural officer.

Protected Species (biodiversity)	Unknown / will require to be checked with SNH and TWIC.
Green Network (CSGN)	No significant issues.
Access/Parking/Roads	It is likely that vehicle access to the site would be via Willowdean. The WLLP appendix 6.1 indicates that road capacity issues are to be resolved. This will require to be discussed with roads colleagues.
Watercourse within vicinity (potential flood risk)	WLLP 6.1 indicates that a flood risk assessment is required for this site.
Other	Potential constraint - education capacity at Linlithgow Academy.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is allocated for residential development in the WLLP. To date there have been no forthcoming proposals for the site and the area has grown through self seeding to provide an attractive boundary to the south west part of Bridgend. Given the number of EOI submissions for housing in Bridgend it may be appropriate to re-evaluate where growth of the village should be located.

<b>Proposed use – Residential use (site area 2.7 Ha) circa 20-30 units.</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0065</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located at the north east part of Bridgend and is shown in the adopted WLLP as white land lying outwith the settlement envelope. The site forms part of a larger field which is currently used for agriculture. The site is greenfield.
Slope and Shape	The site is rectangular. The site slopes from the south boundary to the B9080 in the north.
Altitude and Exposure	The site is not overly exposed however it is at a higher level in the north.
Un-neighbourly/non conforming uses	The surrounding uses are residential to the north and east, play area to the south and farmland to the west.

Relationship to Townscape	The site would extend development between Auldhill Court and the playground/community centre.
Landscape Fit – Intervisibility	Given the ground levels, built development would be visible from the surrounding housing areas to the north, west and south-west.
Landscape Fit – Skyline	Built development on the site would be visible from the surrounding village. The northern part of the site is on the skyline as you approach from the south.
Defined Boundary	The boundaries of the site are defined mature trees and the B9080 to the north, hedgerow and Bridgend park to the south, post and wire fence and hedgerow along Auldhill Road to the west and open farmland to the east.
On Site Constraints	There are no obvious on site constraints.
Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	There are a number of existing trees along the northern and southern boundaries but none of any significance within the main body of the site. Management and retention will require to be discussed with the council's arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH and TWIC.
Green Network (CSGN)	No significant issues.
Access/Parking/Roads	It is likely that access to the site would have to be taken from either Auldhill Road or the B9080. Transportation will require to be consulted to establish whether a new access point could be created onto these roads.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	Potential constraint - education capacity at Linlithgow Academy.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is highly visible from most of the village. Given the number of EOI submissions for housing in Bridgend it may be appropriate to re-evaluate where growth of the village should be located.

<b>Proposed use – Residential use (site area 5 Ha) circa 100 units.</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0068</b>	
<b>CONDITION &amp; SETTING</b>	General comments
Present Use Brownfield/greenfield/ruin/mixed	The site is located in the south east part of Bridgend. The west section of the proposal site is white land within the settlement boundary and currently operates at allotments for the area. The east part of the proposal site is shown in the adopted WLLP as within an area of great landscape value (AGLV) and white land lying outwith the settlement envelope (indication in the submission is that nothing would be built on the AGLV area). In addition the eastern site is classified in the Macaulay land map as 3(1) Land capable of producing a moderate range of crops.
Slope and Shape	The two proposal sites are broadly rectangular and slope significantly from south to north.
Altitude and Exposure	The site is not overly exposed however it is at a higher level in the south.
Un-neighbourly/non conforming uses	Neighbouring uses are residential at Woodside Place and open farmland.
Relationship to Townscape	Development at Woodside Place is mostly made up of two storey houses. In particular the east site is separated from the village by a mature woodland plantation.
Landscape Fit – Intervisibility	Given the ground levels, built development would be visible from the surrounding housing area of Woodside Place. There is a good level of mature tree screening around the allotment site. The larger site to the east is separated from the village entirely by a plantation of mature trees which runs down the eastern boundary.
Landscape Fit – Skyline	Although the majority of the site is well screened by mature trees the eastern part is visible from the B9080.
Defined Boundary	The boundaries of the site are defined by mature trees, Auldhill Road, Woodside Place and open farmland to the north, south and east.
On Site Constraints	The site currently operates as land for allotments there are a large number of sheds on site.
Ground Conditions/ Natural Features	Phase 1 Habitat Survey notes: Area of woodland and scrub – broad leaf, tall herb and fern and a large plantation area.

Trees	Both sites are surrounded by a large number of mature trees which contribute to the setting of the town on approach from the south. In particular the large part of the proposal site in the east is entirely separated from the town by a woodland plantation. Management and retention will require to be discussed with the council's arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH and TWIC.
Green Network (CSGN)	Possible issues due to woodland plantation.
Access/Parking/Roads	The submission has indicated that the whole allotment area will be required for access to the east site. This is likely to involve erosion of the existing plantation area. Transportation will require to be consulted.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	Potential constraint - education capacity at Linlithgow Academy.  West site is identified in the West Lothian Allotment Strategy. Indication is that the allotment provision will be relocated to the northern part of the site.
Conclusion/Summary: Site potential and impact on the community and/or settlement.	The east part of the proposal site is in the countryside, forms part of the AGLV and is separated from the village by a mature woodland plantation development at this location should not be supported as it is an unacceptable intrusion into the countryside. The west section is currently used as allotments and is white land within the settlement envelope which may be more acceptable for housing development. Given the number of EOI submissions for housing in Bridgend it may be appropriate to re-evaluate where growth of the village should be located.

## BROXBURN

<b>Proposed use - Residential / retail use (1Ha) Greendykes House, Greendykes Road, Broxburn</b> <b>WLLP reference (if known/applicable) N/A</b> <b>WLLDP reference EOI-0064</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site comprises a semi-derelict brick building and yard area, within the confines of Greendykes Industrial Estate, an area which is allocated for area of rough grassland on the north side of Broxburn and is shown in the adopted WLLP as being within the settlement envelope <u>and</u> with the Greendykes Industrial Estate CDA.

Slope and Shape	The site is essentially rectangular and flat and is in two distinctive parts. The building and a hard surfaced yard area occupy approximately one half of the site while the remainder, to the south is rough, overgrown, grassland.
Altitude and Exposure	The site is not elevated and is more or less level with Greendykes Road (B8020).
Un-neighbourly/non conforming uses	Immediate neighbouring uses are industrial. There is however housing approximately 50m to the north and 160m to the south.
Relationship to Townscape	The site is located on the periphery of the built up area of the town, north of the Union Canal, a Scheduled Ancient Monument.
Landscape Fit – Intervisibility	The site is visible from Greendykes Road but is not overtly intrusive.
Landscape Fit – Skyline	This site is not elevated and is not read as being on the skyline.
Defined Boundary	The external boundaries of the site are defined with a concrete post and chain link fence. There is an internal metal security fence which separates the two halves of the site.
On Site Constraints	---
Ground Conditions/ Natural Features	GGP overlay advises that there is Coal Authority data relevant to this site.  A Phase 1 Habitat Survey notes : Woodland and scrub (broadleaved woodland) / Cultivated/disturbed (amenity grassland).
Trees	There is a lot of scrub and what appear to be self seeded trees within the southern part of the site. There are one or two trees on the Greendykes Road boundary but not of an significant quality.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access from Greendykes Road should, theoretically be achievable.
Watercourse within vicinity (potential flood risk)	There are no obvious watercourses within or close to the site.

Other	Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS ).
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The site lies with the Greendykes Industrial Estate CDA and is already identified as being primarily for housing but with potential for mixed uses. However the adopted WLLP recognises that there are practical difficulties associated with the redevelopment of this site owing to the existence of existing businesses and fragmented land ownership.</p> <p>It is suggested that the current allocation in the WLLP be carried over. As for retail use, this is only regarded as being acceptable if it is an ancillary part of a mixed use development. It would be potentially damaging to the vitality and viability of the town centre to allocate the site for retail development.</p>

<b>Proposed use - Residential use (site area 1.231 Ha) circa 45 units Hillview Avenue, Broxburn WLLP reference (if known/applicable) – N/A WLLDP reference EOI-0085</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site comprises an area of public open space, although it is NOT allocated/safeguarded as such in the adopted WLLP. Physically, however, it can be seen as part of larger open space provision in this area of Broxburn which includes several playing fields on adjacent land to the north west.
Slope and Shape	The site is broadly rectangular, completely flat, and approximately 260m in length and 40m in width.
Altitude and Exposure	Not particularly elevated but the site is open and somewhat exposed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are residential. However the site backs onto East Mains Industrial Estate, albeit that it is physically and visually separated by a treed bund.
Relationship to Townscape	As an area of open space, it visually complements the existing residential development to the south and provides a buffer with East Mains Industrial Estate.

Landscape Fit – Intervisibility	Built development would inevitably change the outlook from the existing houses opposite but could nevertheless be satisfactorily absorbed.
Landscape Fit – Skyline	Site does not command a skyline location.
Defined Boundary	The boundary with Hillside Avenue is completely open and undefined and is contiguous with the footpath .
On Site Constraints	There are several public footpaths. One defining the northern site boundary and two others which cross through the site, one giving access to the adjacent playing fields and the other to East Mains Industrial Estate.
Ground Conditions/ Natural Features	A Phase 1 Habitat Survey notes : Cultivated /disturbed land (amenity grassland) / Grassland and Marsh (semi-improved neutral grassland).
Trees	There are ornamental trees spaced at irregular intervals along the front of the site and a collection of about a dozen trees in the south easter corner, adjacent to the footpath. There is a denser plantation of trees just north of the site, separating it from East Mains Industrial Estate. It is unlikely that any physical development would have an adverse effect on them.
Protected Species (biodiversity)	Consultations has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Vehicular access from Hillview Avenue appears easily achievable, although it would require to be confirmed following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	There are no obvious watercourses within or close to the site. The Union Canal, however, lies 300m to the north.
Other	---
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The loss of the existing open space would likely be controversial and it would have to be clearly demonstrated that it was genuinely surplus to the needs of the town, or could be replaced elsewhere. That said, it is not given any specific allocation or safeguarding in the adopted WLLP.</p> <p>This consideration aside, the site would be appropriate for residential development.</p>

<b>Proposed use - Residential use (site area 3.222Ha) circa 119 units</b> Kirkhill North 1 (North of Kirkhill Primary School) Broxburn <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference EOI-0086</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site comprises an area of predominantly rough grassland on the north side of Broxburn and is shown in the adopted WLLP as being outwith the settlement boundary.
Slope and Shape	The site is broadly triangular and slopes from north to south at a similar incline to that of the existing houses at Fivestanks below.
Altitude and Exposure	The site is elevated and relatively open and exposed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are residential and a school.
Relationship to Townscape	The site adjoins an area of existing residential development and would have the effect of extending the town to the north.
Landscape Fit – Intervisibility	Built development would inevitably change the outlook from the rear of the existing houses below but it is concluded that it could nevertheless be satisfactorily absorbed.
Landscape Fit – Skyline	This site, although elevated, is not actually on the skyline.
Defined Boundary	The southern boundary with the existing houses at Fivestanks is predominantly close boarded timber fencing. The northern and western boundaries are open and unfenced while the eastern boundary is defined by a hedgerow and trees and a path.
On Site Constraints	It is understood that a SUDS system may have been implemented by the council on part of this site to address issues of water run-off. This needs to be conclusively established (consultation with Graeme Hedger) but if correct, any development of the site would have to have regard to this and/or make appropriate alternative provision.
Ground Conditions/ Natural Features	A Phase 1 Habitat Survey notes : Grassland and Marsh (semi-improved neutral grassland)

Trees	There are rows of mature trees running north/south on the eastern and western boundaries and also down the centre of the site. It would be desirable to retain most of these, but this would be largely dependent on the results of a tree survey. There is also a block of hedgerow and shrubs on the western part of the site but this is of substantially less value and importance.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access from the south is potentially problematic. While there is an opportunity to pick up from a hammerhead at Fivestsanks Place, it might be necessary to take access over the adjoining land to the west which connects to Carledubs Crescent. Consultation with Transportation will be necessary to address this issue.
Watercourse within vicinity (potential flood risk)	There are no obvious watercourses within or close to the site.
Other	In the superseded Broxburn Area Local Plan there had been a proposal to create a new road between Wyndford Road (Ecclesmachan) and the north end of Carledubs Crescent (through part of this current site). While that proposal was not taken forward into the adopted WLLP, it does nevertheless raise the question whether it should be reinstated, given the representations which have been made through the EOI for adjacent development sites to the east.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Despite being 'greenfield' and lying outwith the existing settlement envelope, this site has the potential to accommodate new residential development with minimal impact and detriment to the environment. It has a good natural fit with the existing housing and the quality of land that would be lost is not the best. If new sites have to be found then this is one that could perhaps be considered favourably.

Proposed use - <b>Residential use (site area 6.604Ha) circa 244 units</b> Kirkhill North 2 (North of Kirkhill Primary School), Broxburn <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference EOI-0087</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site comprises an area of predominantly rough grassland on the north side of Broxburn and is shown in the adopted WLLP as being outwith the settlement boundary.

Slope and Shape	The site is broadly rectangular and slopes from north to south at a similar incline to that of the existing houses at Carledubs Crescent and Fivestanks.
Altitude and Exposure	The site is elevated and relatively open and exposed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are residential.
Relationship to Townscape	The site adjoins an area of existing residential development and would have the effect of extending the town to the north.
Landscape Fit – Intervisibility	Built development would inevitably change the outlook from the rear of the existing houses but it is concluded that it could nevertheless be satisfactorily absorbed.
Landscape Fit – Skyline	This site is elevated and partially on the skyline.
Defined Boundary	The southern boundary of the site adjoins an area of similar character and which has also been proposed for residential development (EOI-0086). There is no physical boundary between these sites. The northern and eastern boundaries are defined by a hedgerow and trees and a path. The western boundary is open and unfenced to Carledubs Crescent.
On Site Constraints	It is understood that a SUDS system may have been implemented by the council on part of this site to address issues of water run-off. This needs to be conclusively established (consultation with Graeme Hedger) but if correct, any development of the site would have to have regard to this and/or make appropriate alternative provision.
Ground Conditions/ Natural Features	---
Trees	There are rows of mature trees running north/south on the eastern and western boundaries and also down the centre of the site. It would be desirable to retain most of these, but this would be largely dependent on the results of a tree survey. There is also a block of trees and shrubs on the north-eastern part of the site which also requires assessment.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access from the west should be achievable. The existing road (Carledubs Crescent) has been constructed to the northern site

	boundary, presumably with future access arrangements in mind.
Watercourse within vicinity (potential flood risk)	There are no obvious watercourses within or close to the site.
Other	<p>Parts of the site are identified in the Archaeological Trigger Map (maintained by WoSAS ).</p> <p>In the superseded Broxburn Area Local Plan there had been a proposal to create a new road between Wyndford Road (Ecclesmachan) and the north end of Carledubs Crescent (through part of this current site). While that proposal was not taken forward into the adopted WLLP, it does nevertheless raise the question whether it should be reinstated, given the representations which have been made through the EOI for adjacent development sites to the east.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Despite being 'greenfield' and lying outwith the existing settlement envelope, this site has the potential to accommodate new residential development with minimal impact and detriment to the environment. It has a good natural fit with the existing housing and the quality of land that would be lost is not the best. If new sites have to be found then this is one that could, perhaps, be considered favourably.

<b>Proposed use - Residential / retail / employment / community uses (site area circa 89Ha) circa 1200 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference EOI-0115</b> <b>Name of site - Cadzow Estate, Land at Kilpunt, Broxburn</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is to the south of the A89 and shares a physical boundary with the M8. The entire site is shown in the adopted WLLP as lying outwith the settlement boundary of Broxburn and it is designated as an Area of Special Agricultural Importance by virtue of the quality of the land (class 2).
Slope and Shape	The site is an irregular shape and combines areas of flat, sloping and undulating land.
Altitude and Exposure	The site is not especially elevated but it is exposed in parts.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are agricultural, rural residential and business (East Mains Industrial Estate opposite)

Relationship to Townscape	A substantial part of the site is open countryside, albeit that it lies directly south of East Mains Industrial Estate. The A89 provides a strong physical barrier which separates the site from the town and the site has no meaningful relationship with the townscape other than reinforcing the rural nature of the land around Broxburn.
Landscape Fit – Intervisibility	In this instance, built development would be disruptive and intrusive and would significantly alter the character of what is, for the most part, countryside.
Landscape Fit – Skyline	In this particular instance, built development would be extremely intrusive and would significantly alter the established character of what is, for the most part, countryside. The fields either side of the road between the A89 and Kilpunt steading are most steeply sloping and, if developed, would be the particularly intrusive.
Defined Boundary	The site boundaries are predominantly post and wire fences and low hedgerows.
On Site Constraints	A Scottish Gas pipeline goes through the southern portion of the site and the site is with the pipeline consultation zone.  There are several locations within the site where there are high voltage electricity lines.
Ground Conditions/ Natural Features	There is no specific information regarding ground conditions.
Trees	There are trees on the site but these are largely limited to peripheral areas, roadsides and along the edge of the watercourse. There are very few trees within the fields which make up the application site.
Protected Species (biodiversity)	A 'Notable Habitat' consisting of a very small area of semi natural broadleaved woodland is recorded in relation to part of the eastern extremity of the site. (The woodland is predominantly on adjoining land).
Green Network (CSGN)	TBC
Access/Parking/Roads	Access from the A89 would appear to be the most practical option but this can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	The Brox Burn passes through the site, close to the northern boundary with the A89, and advice from SEPA on any potential flood risk would be required.
Other	Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS).

	The OS plans show a dismantled railway close to the western site boundary and this hints at previous industrial activity. It may therefore be prudent to have the site assessed for old mine workings and contaminants.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is designated in the adopted WLLP as part of an Area of Special Agricultural Importance and there is a well founded presumption against developing such land. In any event, new built development at this location would constitute an intrusive physical expansion of Broxburn further southwards, well beyond the limit of development which is already provided for in the Broxburn CDA by the adopted WLLP. The proposed allocation should, therefore, not be supported.

<b>Proposed use - Residential use (single house), tourism, leisure, employment (site area 4.5Ha)</b> <b>WLLP reference (if known/applicable) N/A</b> <b>WLLDP reference EOI-0116/0217</b> <b>Name of site - Cadzow Estate, Land at Muirend, Broxburn</b>		<b>Date –</b>  <b>06/10/2011</b>
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	The site is quite literally 'greenfield', comprising as it does, an arable field in the middle of the countryside south of Broxburn. The adopted WLLP shows it as being within an area defined as being of Special Agricultural Importance.	
Slope and Shape	The site is essentially triangular and flat.	
Altitude and Exposure	The site is not elevated and is relatively open and exposed with almost no protective tree cover or shelter providing hedgerows.	
Un-neighbourly/non conforming uses	Immediate neighbouring uses are agricultural and rural residential (Muirend Cottage). A redundant farm steading lies adjacent to the southern corner of the site.	
Relationship to Townscape	The site is located in the countryside and has no physical relationship with Broxburn or any other settlement in terms of townscape.	
Landscape Fit – Intervisibility	The site is not especially prominent from the surrounding area.	
Landscape Fit – Skyline	The site is not elevated and does not read as being on the skyline.	
Defined Boundary	The external boundaries of the site are defined with timber post and wire fencing.	

On Site Constraints	---
Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	There are no trees within the body of the site. There are however several mature trees at intervals on the southern boundary.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access to the site from the unclassified roads which bound the site should be capable of being achieved, at least for a single house.
Watercourse within vicinity (potential flood risk)	The Union Canal, a Scheduled Ancient Monument, forms the northern boundary of the site. There are no obvious watercourses within or close to the site.
Other	<p>Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS).</p> <p>The British Waterways Union Canal Moorings Study identifies Muirend as one of several “nodes” along the length of the canal but with the main facilities being located at Candleworks, Albyn and Port Buchan, all sites within the urban area. While it identifies Muirend as a suitable location for canal related development opportunities, specifically for winter storage and accommodating 45 private moorings, there is no explicit support for more extensive facilities, or for that matter ancillary development such as housing.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The site lies within open countryside and there would be no justification in terms of national planning policy, let alone existing local plan policy to sanction a new house here without their being a sound business case for doing so.</p> <p>While the site enjoys a location adjacent to the Union Canal, and there could be some potential for capitalising on this relationship, in terms of leisure and recreational opportunities, it does not justify the allocation of the site for such purposes. A planning application would, perhaps, be a more appropriate mechanism in order that consideration can be afforded to the merits of a specific proposal. As an aside, the redundant farm steading, which lies adjacent, is an obvious candidate for conversion and could be allied to any canal related activities.</p>

<b>Proposed use - Residential use (site area 9.72Ha)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference EOI-0130</b> <b>Name of site - Greendykes North, Broxburn</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site comprises an area of predominantly rough grassland on the north side of Broxburn and is shown in the adopted WLLP as being within the settlement boundary. It is nevertheless safeguarded for open space.
Slope and Shape	The site is broadly rectangular and slopes from north east to south west.
Altitude and Exposure	The site is elevated and relatively open and exposed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are residential.
Relationship to Townscape	The site adjoins an area of existing residential development and would have the effect of extending the town to the north.
Landscape Fit – Intervisibility	Built development would inevitably alter the outlook from the rear of the existing houses.
Landscape Fit – Skyline	This site is elevated and partially on the skyline.
Defined Boundary	Half of the southern boundary of the site adjoins the back fences of some of the existing houses at Clarkson Road. The remaining half is defined by a hedgerow. The northern and eastern boundaries are defined by a hedgerow and trees, as is the western site boundary adjoining Greendykes Industrial Estate.
On Site Constraints	The topography of the site and the use made of it by the public as a recreational area.
Ground Conditions/ Natural Features	A Phase 1 habitat Survey notes : Grassland and Marsh (semi-improved neutral grassland) / Woodland and scrub (dense)
Trees	There is extensive small tree and shrub cover but relatively few distinctive, mature trees within the main body of the site.

Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	It is concluded that access would be achievable from Pyothall Road but this can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	The Lygatt Syke burn runs along the southern boundary of the site and is culverted in the south western corner and advice from SEPA and Graeme Hedger on any potential flood risk will be obtained through the consultation exercise.
Other	Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS).  There are several worn paths across the site (following desire lines) which suggest that the site is well used.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Despite lying within the existing settlement envelope, this site is 'greenfield' and has previously been safeguarded as an open space resource. The loss of the open space would likely be controversial and it would have to be clearly demonstrated that it was genuinely surplus to the needs of the town, or could be replaced elsewhere. Notwithstanding this, developing this land would have a negative effect on the physical and environmental character of the site and its surroundings and the proposals are considered inappropriate and should, therefore, not be supported.

<b>Proposed use - Residential use (site area 10.75Ha)</b> <b>WLLP Reference (if known/applicable) – N/A</b> WLLDP reference- EOI-0133 <b>Name of site - Greendykes West</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site comprises an area of rough grassland on the north side of Broxburn and is shown in the adopted WLLP as being within the settlement boundary. It is nevertheless safeguarded for open space.
Slope and Shape	The site is broadly rectangular and slopes from north east to south west.

Altitude and Exposure	The site is elevated and relatively open and exposed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are residential.
Relationship to Townscape	The site adjoins an area of existing residential development and would have the effect of extending the town to the north.
Landscape Fit – Intervisibility	Built development would inevitably change the outlook from the rear of the existing houses.
Landscape Fit – Skyline	This site is elevated and the upper portion is partially on the skyline.
Defined Boundary	Half of the southern boundary of the site adjoins the back fences of some of the existing houses at Clarkson Road. The remaining half is defined by a hedgerow. The northern and eastern boundaries are defined by a hedgerow and trees, as is the western boundary adjoining Greendykes Industrial Estate.
On Site Constraints	<p>The topography of the site is itself a potential constraint.</p> <p>It is understood that this site has been earmarked for the construction of retention ponds as part of a larger flood prevention scheme. This needs to be conclusively established (consultation with Graeme Hedger) but if correct, any development on the site would have to have regard to this and/or make appropriate alternative provision.</p>
Ground Conditions/ Natural Features	A Phase 1 habitat Survey notes : Grassland and Marsh (semi-improved neutral grassland) / Woodland and scrub (dense)
Trees	There is extensive small tree and shrub cover but relatively few distinctive, mature trees within the main body of the site.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access to the site could be achievable from Pyothall Road.
Watercourse within vicinity (potential flood risk)	The Lygatt Syke burn runs along the southern boundary of the site and is culverted in the south western corner. Advice from SEPA

	(and Graeme Hedger) on any potential flood risk will emerge as part of the consultation exercise.
Other	There are several worn paths across the site (following desire lines) which suggest that the site is well used. The OS map suggests that there is an archaeological site (a chapel) in the south west corner of the site.  Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS ).
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Despite lying within the existing settlement envelope, this site is 'greenfield' and has previously been safeguarded as an open space resource. The loss of the open space would likely be controversial and it would have to be clearly demonstrated that it was genuinely surplus to the needs of the town, or could be replaced elsewhere. However, the overwhelming conclusion is that it would be inappropriate to allocate this site for residential development.

<b>Proposed use - Residential use / mixed use (circa 1100 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference EOI-0138</b> <b>Name of site - Land at Strathbrock Estate, East Broxburn</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	<p>The site comprises a substantial area of what is, for the most part, productive 'greenfield' agricultural land to the north of Uphall and Broxburn. It is mostly class 3.1 and is being used for cattle grazing and crop growing. A significant proportion of the western part of the site is shown in the adopted WLLP as being outwith the settlement boundaries of Broxburn Uphall and Ecclesmachan and forming part of the designated countryside belt which is centered on Livingston.</p> <p>Eastern parts of the site are however shown as being within the settlement envelope of Broxburn, and, in particular, within the designated East Broxburn CDA, specifically Greendykes Road West, Greendykes Road East, Albyn and Westwood. The site also embraces parts of Greendykes bing, a Scheduled Ancient Monument.</p>
Slope and Shape	The site is an irregular, elongated shape, running east/west. Starting from the B8046, near Ecclesmachan, and travelling east along the Newbigging Road, the fields are generally open. There are however occasional rock outcrops which rise up quite steeply and which are heavily vegetated with trees, hedgerows and gorse.
Altitude and Exposure	Generally, the land is quite high lying on the north side of Broxburn and is also open and exposed.

Un-neighbourly/non conforming uses	Immediate neighbouring uses are predominantly agricultural.
Relationship to Townscape	A substantial part of the site is open countryside and it is physically divorced from the established townscape. The majority of the site has no meaningful relationship with the townscape. Where the site comes closest in to Broxburn, it does however adjoin some established residential development and would be read as a physical extension of the town on its northern extremity. It will, in time, also have an interface with the CDA allocated land.
Landscape Fit – Intervisibility	In this particular instance, built development would be extremely intrusive and would significantly alter the established character of what is, for the most part, countryside.
Landscape Fit – Skyline	There are elevated areas of the site which are partially on the skyline and where built development would be intrusive.
Defined Boundary	The boundaries of the site are demarcated on the ground in many different ways. As the land is substantially agricultural, traditional post and wire fencing and hedgerows predominate.
On Site Constraints	The varied topography of the site would be particularly challenging.  There are several locations within the site where there are high voltage electricity lines.
Ground Conditions/ Natural Features	Natural rock outcrops and areas of poorly drained land are evident along the Newbigging Road which forms the northern boundary of the site.  A Phase 1 Habitat Survey notes : Rock exposure and waste (spoil heap) / Cultivated/disturbed land (ephemeral/short perennial) / Woodland and scrub (dense/continuous)
Trees	There is a distinctive block of mature trees, running north / south, on the eastern portion of the site which it would be important to retain if development were to be supported. Other noteworthy trees define some of the field boundaries.
Protected Species (biodiversity)	A 'Notable Habitat' consisting of an area of standing water is recorded in relation to a northern part of the site.
Green Network (CSGN)	TBC
Access/Parking/Roads	Vehicular access to the western part of the site from the B8046 or the Newbigging Road would probably be achievable, and similarly, from the east via Greendykes Road.

Watercourse within vicinity (potential flood risk)	The Brox Burn flows through the southern part of the site and advice from SEPA on any potential flood risk would be required. The Union Canal, a Scheduled Ancient Monument, also traverses that part of the site to the north of Greendykes Industrial Estate.
Other	<p>Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS).</p> <p>In the Lothians Landscape Character Assessment, the site is identified as being in the Lowland Plains, Lower Almond Farmlands, Landscape Character Type, close to the edge with the Lowland Hills and Ridges, Bathgate Hills, Landscape Character Type. SPP looks to planning authorities to safeguard the character and amenity of the countryside, and to respect the landscape settings of existing towns and villages.</p>

<b>Conclusion/Summary:</b> <b>Site potential and impact on the community and/or settlement.</b>	<p>The site is predominantly 'greenfield' and very much rural in character. For the most part, it lies outwith the existing settlement envelopes of Uphall, Broxburn and Ecclesmachan. At the same time, development would seriously erode the countryside belt which successive local plans have established around Livingston in order to prevent coalescence. A development of the scale proposed would have a significantly detrimental and overwhelming effect on the established character of these towns. Furthermore. The site has a poor natural fit with the existing settlements. Development would also conflict with the Scheduled Ancient Monument status of Greendykes bing.</p> <p>As a consequence, the proposals are considered inappropriate and should not be supported, <u>save for those parts of the site which currently fall within the CDA designation in the adopted WLLP</u> and should continue to be shown as providing opportunities for mixed development.</p>
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<b>Proposed use - Residential use (site area 9.99Ha)</b> <b>WLLP reference (if known/applicable) – N/A</b> WLLDP reference <b>EOI-0143</b> <b>Name of site - Kirkhill North, Broxburn</b>		<b>Date –</b> <b>06/10/2011</b>
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	The site comprises an area of predominantly rough grassland on the north side of Broxburn and is shown in the adopted WLLP as being outwith the settlement boundary.	

Slope and Shape	The site is broadly rectangular and slopes from north to south at a similar incline to that of the existing houses at Carledubs Crescent and Fivestanks.
Altitude and Exposure	The site is elevated and relatively open and exposed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are residential.
Relationship to Townscape	The site adjoins an area of existing residential development and would have the effect of extending the town to the north.
Landscape Fit – Intervisibility	Built development would inevitably change the outlook from the rear of the existing houses but it is concluded that it could nevertheless be satisfactorily absorbed.
Landscape Fit – Skyline	This site is elevated and partially on the skyline.
Defined Boundary	The southern boundary of the site adjoins the back fences of the existing houses at Fivestanks and Kirkhill Primary School and Nursery. The northern and eastern boundaries are defined by a hedgerow and trees and a path. The western boundary is open and unfenced to Carledubs Crescent.
On Site Constraints	It is understood that a SUDS system may have been implemented by the council on part of this site to address issues of water run-off. This needs to be conclusively established through consultation with Graeme Hedger but if correct, any development of the site would have to have regard to this and/or make appropriate alternative provision.
Ground Conditions/ Natural Features	The flatter, northern part of the site, does not appear to be particularly well drained.  A Phase 1 Habitat Survey notes : Grassland and Marsh (semi-improved neutral grassland)
Trees	There are rows of mature trees running north/south on the eastern and western boundaries and also down the centre of the site. If development was to be supported, it would be desirable to retain most of these, but this would be largely dependent on the results of a tree survey. There is also a significant block of trees and shrubs on the north-eastern part of the site which also requires assessment.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.

Green Network (CSGN)	TBC
Access/Parking/Roads	Access from the west should be achievable. The existing road (Carledubs Crescent) has been constructed to the northern site boundary, presumably with future access arrangements in mind. Access from the south is potentially problematic. although there is an opportunity to pick up from a hammerhead at Fivestanks Place but this can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	There are no obvious watercourses within or close to the site.
Other	Parts of the site are identified in the Archaeological Trigger Map (maintained by WoSAS).  In the superseded Broxburn Area Local Plan there had been a proposal to create a new road between Wyndford Road (Ecclesmachan) and the north end of Carledubs Crescent (through part of this current site). While that proposal was not taken forward into the adopted WLLP, it does nevertheless raise the question whether it should be reinstated, given the representations which have been made through the EOI for adjacent development sites to the east.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Despite being 'greenfield' and lying outwith the existing settlement envelope, this site has the potential to accommodate new residential development with minimal impact and detriment to the environment. It has a good natural fit with the existing housing and the quality of land that would be lost is not the best. If new sites have to be found then this is one that could perhaps be considered favourably.

<b>Proposed use - Residential use (site area 30.32Ha)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference EOI-0144</b> <b>Name of site - Kirkhill North (sites 1 and 2 on plan, Broxburn)</b>		<b>Date –</b>  <b>06/10/2011</b>
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	The site comprises an area of predominantly rough grassland on the north side of Broxburn and is shown in the adopted WLLP as being outwith the settlement boundary.	
Slope and Shape	The site is an irregular shape and generally slopes from north to south, although it does contain undulating land and more level	

	platforms.
Altitude and Exposure	The site is elevated and relatively open and exposed.
Un-neighbourly/non conforming uses	Neighbouring uses are predominantly residential and agricultural.
Relationship to Townscape	The site adjoins an area of existing residential development and would have the effect of extending the town to the north.
Landscape Fit – Intervisibility	Built development would inevitably change the outlook from the rear of the existing houses but it is concluded that <u>some development</u> , as provided for in EOI-0086, EOI-0087 and EOI-0143, could nevertheless be satisfactorily absorbed.
Landscape Fit – Skyline	This site is elevated and partially on the skyline.
Defined Boundary	The southern boundary of the site adjoins the back fences of the existing houses at Fivestanks and Kirkhill Primary School and Nursery. The northern and eastern boundaries are defined by a hedgerow and trees and a path. The western boundary is open and unfenced to Carledubs Crescent. The northern boundary is essentially defined by dense hedgerows and in part by the Lygatt Syke Burn.
On Site Constraints	It is understood that a SUDS system may have been implemented by the council on part of this site to address issues of water run-off. This needs to be conclusively established through consultation with Graeme Hedger but if correct, any development of the site would have to have regard to this and/or make appropriate alternative provision.
Ground Conditions/ Natural Features	A Phase 1 Habitat Survey notes : Grassland and Marsh (semi-improved neutral grassland) / Woodland and Scrub (dense continuous) /
Trees	There are rows of mature trees running north/south on the eastern and western boundaries and also down the centre of the site. It would be desirable to retain most of these, but this would be largely dependent on the results of a tree survey. There is also a block of trees and shrubs on the north-eastern part of the site which also requires assessment.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC

Access/Parking/Roads	Access from the west should be achievable. The existing road (Carledubs Crescent) has been constructed to the northern site boundary, presumably with future access arrangements in mind. Access from the south is potentially problematic. although there is an opportunity to pick up from a hammerhead at Fivestanks Place but this can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	The Lygatt Syke Burn runs through the site to the north.
Other	<p>A substantial part of the site is recorded as a Scheduled Ancient Monument (New Bigging Craig settlement) and there are consequently national and local planning policies in force to protect such sites.</p> <p>Parts of the site are identified in the Archaeological Trigger Map (maintained by WoSAS).</p> <p>The site also embraces part of the Broxburn Community Woodland and a significant investment has already been made in this project by the council and the CSFT. To now develop the site could, presumably, have significant administrative and political ramifications.</p> <p>In the superseded Broxburn Area Local Plan there had been a proposal to create a new road between Wyndford Road (Ecclesmachan) and the north end of Carledubs Crescent (through part of this current site). While that proposal was not taken forward into the adopted WLLP, it does nevertheless raise the question whether it should be reinstated, given the representations which have been made through the EOI for adjacent development sites to the east.</p>
<b>Conclusion/Summary:</b> Site potential and impact on the community and/or settlement.	<p><b>Despite being 'greenfield' and lying outwith the existing settlement envelope, <u>upper parts of this site</u> corresponding with EOI-0086, EOI-0087 and EOI-0143 have the potential to accommodate new residential development with minimal impact and detriment to the environment. It has a good natural fit with the existing housing and the quality of land that would be lost is not the best. If new sites have to be found then this is one that should be considered favourably. The upper portion is however considered to be too prominent, and with the added complication of it being part of the Broxburn Community Woodland, it is concluded that it should not, therefore, be supported as a development site.</b></p>

<b>Proposed use - Residential use (site area 3.247Ha) circa 117 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference EOI-0175</b> <b>Name of site - Carledubs, Uphall</b>		<b>Date –</b> <b>06/10/2011</b>
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	The site comprises an area of rough grassland on the north side of Broxburn and is shown in the adopted WLLP as being outwith the settlement boundary.	
Slope and Shape	The site is broadly 'L'shaped with the narrower, northern portion being relatively flat and the remainder sloping from north to south at a similar incline to that of the existing houses at Carledubs Crescent and Fivestanks.	
Altitude and Exposure	The site is elevated and relatively open and exposed.	
Un-neighbourly/non conforming uses	Adjacent neighbouring uses are residential.	
Relationship to Townscape	The site adjoins an area of existing residential development and would have the effect of extending the town to the north.	
Landscape Fit – Intervisibility	Built development would inevitably change the outlook from the existing houses but it is concluded that it could nevertheless some development be satisfactorily absorbed.	
Landscape Fit – Skyline	This site is elevated and partially on the skyline.	
Defined Boundary	The southern boundary of the site adjoins the back fences of the existing houses at Fivestanks. The northern and eastern boundaries are defined by a hedgerow and trees. A footpath bisects the site from east to west. The western boundary is open and unfenced to Carledubs Crescent.	
On Site Constraints	The topography of the site is challenging.	
Ground Conditions/ Natural Features	A Phase 1 Habitat Survey notes : Tall herb and fern / Grassland and Marsh (semi-improved neutral grassland)	

Trees	There is a row of mature trees running north/south on the eastern boundary of the site. It would be desirable to retain most of these, but this would be largely dependent on the results of a tree survey. Similarly, the trees and hedgerows on the northern site boundary should be retained.	
Protected Species (biodiversity)	Consultation has been undertaken with SNH.	
Green Network (CSGN)	TBC	
Access/Parking/Roads	Access should be achievable from Carledubs Crescent) and has previously been constructed to the centre of the site. presumably with future access arrangements in mind. Access from the south is potentially problematic although there is an opportunity to pick up from a hammerhead at Fivestsanks Place but this can be established following consultation with Transportation.	
Watercourse within vicinity (potential flood risk)	There are no obvious watercourses within or close to the site.	
Other	<p>Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS).</p> <p>It is understood that a SUDS system was implemented by the council on part of this site to address issues of water run-off being and any development of the site would have to have regard to this and/or make appropriate alternative provision.</p> <p>In the superseded Broxburn Area Local Plan there had been a proposal to create a new road between Wyndford Road (Ecclesmachan) and the north end of Carledubs Crescent (through this current site). While that proposal was not taken forward into the adopted WLLP, it does nevertheless raise the question whether it should be reinstated, given the representations which have been made through the EOI for adjacent development sites to the west.</p>	
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<b>B</b>	<b>Despite being 'greenfield' and lying outwith the existing settlement envelope, PART OF THIS SITE, i.e, the LOWER PORTION, has the potential to accommodate new residential development with minimal impact and detriment to the environment. It has a good natural fit with the existing housing and the quality of land that would be lost is not the best. If new sites have to be found then this is one that should be considered favourably. The upper portion is however considered to be too elevated and too prominent and should, therefore, not be supported.</b>

## DECHMONT

<p><b>Proposed use - Residential / mixed use (site area 5.5Ha) circa 100 units , density 20 houses per hectare.</b></p> <p><b>WLLP reference (if known/applicable) – N/A</b></p> <p><b>WLLDP reference – EOI-0166</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is 'greenfield' and comprises undeveloped agricultural land (rough grassland) on the eastern extremity of Dechmont.
Slope and Shape	The site is flat and broadly triangular.
Altitude and Exposure	The site is not elevated, and while it is relatively exposed from the north and east, this is tempered by mature hedgerow screening on the boundaries.
Un-neighbourly/non conforming uses	Adjacent neighbouring uses are residential, agricultural and the A89 (which it has a boundary with).
Relationship to Townscape	The site contributes to the semi rural aspect of the settlement, reflected by the fact that it is designated as part of the Livingston Countryside Belt in the adopted WLLP. Built development would inevitably change the established character of the site.
Landscape Fit – Intervisibility	New built development would be particularly visible from the main road approaches to the south and east and from the hill road to the north, looking down over Dechmont.
Landscape Fit – Skyline	The site does not command a skyline location.
Defined Boundary	The boundary with Dechmont Main Street is defined by a mature hedgerow. The boundary with the A899 is similarly defined with a hedgerow but has the addition of a single line of trees at regular intervals. The western boundary of the site is defined by a post and wire fence.
On Site Constraints	There is some evidence that the site is wet and poorly drained in parts.

Ground Conditions/ Natural Features	<p>There is a small pond on the eastern part of the site.</p> <p>A Phase 1 Habitat Survey notes : Area of woodland and scrub / Tall herb and fern and Grassland and Marsh on the southern part of the site.</p>
Trees	There are some conifers on parts of the site but they are not of any particular merit in their own right. There is a concentration of more mature deciduous trees in the south eastern corner of the site.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	It is presumed that vehicular access would be taken from Dechmont Main Street as this presents the better sight line opportunities and is the least busiest of all the roads in the vicinity but this can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	There are no obvious watercourses within or close to the site.
Other	---
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	It would be a very significant decision to sanction new development in what is currently part of the Livingston Countryside Belt, and this would need to be taken with regard to the wider context and implications. However, in this particular instance, there is an argument that the land between the edge of the Dechmont settlement envelope and the A899 represents a logical area for the village to extend into, with the A899 providing a clear defensible boundary which could be further re-enforced with judicious tree planting. This general area, close to the Dechmont roundabout on the A89, is already quite urbanised, more so with the recent opening of Dobbies, and the justification for sustaining the Livingston Countryside designation here is just that little bit less convincing than it perhaps once was. It is therefore concluded that development on that part of the site, closest to the village, could be supported.

<p><b>Proposed use - Significant mixed use development with potential to comprise a variety of uses including housing, business, commercial and retail development (site area 89Ha).</b>  <b>WLLP reference (if known/applicable) – N/A</b>  <b>WLLDP reference – EOI-0034</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	<p>The site comprises the former Bangour Village Hospital (and extensive grounds), north west of Dechmont. The adopted WLLP identifies it as part of the Bathgate Hills Areas of Great Landscape Value, the Livingston Countryside Belt and it is also within the Lowland Hills and Lowland Plateau, as defined in the Lothians Landscape Character Assessment.</p> <p>This brownfield site is specifically allocated as a site for new residential development in the adopted WLLP (500 houses max). The site contains listed buildings and is also shown as being embraced by a conservation area and by and tree preservation orders. It is specifically identified as requiring developer funded primary school.</p>
Slope and Shape	The site is broadly rectangular and embraces land with a varied topography.
Altitude and Exposure	The northern part of the site is elevated while the southern portions are flatter. Generally, the site is secluded and self contained.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are agricultural. The site does however bound the A89 and extends to the north of Dechmont where there are residential properties.
Relationship to Townscape	The site is visually self contained and has no relationship with Dechmont in terms of 'townscape'.
Landscape Fit – Intervisibility	Built development would inevitably change the established character of the site, particularly any element of new build on land which has not previously been developed.
Landscape Fit – Skyline	There are parts of the site which could command skyline locations if existing levels were maintained.
Defined Boundary	The southern boundary with the A89 is defined by a post and wire fence, set back from the road by a grass verge. A substantial and mature tree belt reinforces it. The tree belt return northwards, adjacent to the public road. The northern and eastern site boundaries are also defined by tree belts and by substantial areas of woodland.
On Site Constraints	The fact that the site is a conservation area and that there are listed buildings places significant constraints on how the site can be

	physically developed.
Ground Conditions/ Natural Features	A Phase 1 Habitat Survey notes : Woodland and scrub (mixed woodland) / Cultivated/disturbed land (amenity grassland) /Grassland and Marsh (semi-improved neutral grassland) / Tall herb and fern /
Trees	There is extensive tree cover on the site. Many of the trees are mature and afford the site much of its character and their retention is essential. This is already reinforced by the fact that a TPO is in place.
Protected Species (biodiversity)	‘Notable Habitats’ consisting of areas of semi-natural broadleaved woodland, are recorded in relation to northern and eastern parts of the site.  Badger setts are recorded on parts of the site.
Green Network (CSGN)	TBC
Access/Parking/Roads	The main vehicular access to the site from the A89 should be capable of dealing with a development of this scale and nature, although there will, presumably, need to be some means of secondary access. Consultation with Transportation will establish this.
Watercourse within vicinity (potential flood risk)	The Brox Burn flows through the northern <u>and</u> southern parts of the site. Advice from SEPA on any potential flood risk would be required.
Other	Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS).  There have been previous planning applications to redevelop the site but these were withdrawn, (1120/P/2004)and 0057/97)  Previous consultations indicated that the site may be archaeologically sensitive and that the public foul sewer may not have sufficient capacity as it currently stands.
Conclusion/Summary: Site potential and impact on the community and/or settlement.	The site has previously been identified in the adopted WLLP as presenting opportunities for redevelopment (albeit that housing was implicitly the main focus). With the principle of development having been established, it is recognised that an allocation of some description is appropriate but with strong and robust conditions to protect the environmental amenity of the site.

<b>Proposed use - Housing</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – PJ-0006</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is greenfield arable farmland within the Bathgate Hills Area of Great Landscape Value in the adopted WLPP.
Slope and Shape	The site sloped relatively steeply down from north to south and it is also undulating.
Altitude and Exposure	The site, given its elevated position to the village of Dechmont to the south, is partially exposed to the prevailing wind, which is only partly screened by Bangour Village Hospital to the west of the site and also a belt of deciduous trees.
Un-neighbourly/non conforming uses	None of significance – surrounding arable fields to the north and east, residential properties to the south and woodland to the west
Relationship to Townscape	The site does not relate overly to Dechmont to the south and would not be seen as an obvious extension.
Landscape Fit – Intervisibility	As previously stated, Site does not relate overly to Dechmont to the south and would not be seen as an obvious extension.
Landscape Fit – Skyline	The site could appear on the skyline when viewed from the south at lower levels but would have the backdrop of more elevated land further behind as land rises up in levels the further north you move away from the site.
Defined Boundary	The site has clearly defined wall and fence boundaries to the east. The boundary to the south and west comprises the Brox Burn, with the western boundary also containing deciduous woodland.
On Site Constraints	There are no obvious on site constraints.
Ground Conditions/ Natural Features	There are no obvious ground condition features or natural features within the site or immediately adjacent to the site.
Trees	There is a belt of mature woodland on the western boundary of the site and some woodland along the southern edge also.
Protected Species (biodiversity)	None of any significance from desk top analysis in terms of a 1993 Phase 1 Habitat Survey and SNH Notable Habitats and TWIC.
Green Network (CSGN)	The site would represent only minimal loss to the CSGN if developed.

Access/Parking/Roads	There are no obvious issues, however road that traverses the east of the site is only a C class road that would likely require to be upgraded at least from Dechmont.
Watercourse within vicinity (potential flood risk)	The Brox Burn traverses the western and southern boundary. There would be a minimal flood risk to the south and south western boundary of the site.
Other	<p>The site is mostly category 3(1) and partially 3(2) in the MacAulay Land use maps, which are both land capable of producing a moderate range of crops.</p> <p>The catchment schools are Broxburn ND Secondary, St Margaret's Academy, Dechmont Infant School and St Nicholas RC Primary School, and Education Services would require to provide comments on capacity and contributions of each.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site could be developed, but would require sensitive integration into the landscape.

## EAST CALDER

<b>Proposed use - Residential</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference EOI - 0003</b> <b>Name of site - Hoghill 1, East Calder</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield
Slope and Shape	Irregular in shape. Slopes significantly down towards the River Almond valley.
Altitude and Exposure	Exposed site when viewed from north.

Un-neighbourly/non conforming uses	None apparent.
Relationship to Townscape	Sheltered from built up area.
Landscape Fit – Intervisibility	Visible in part from housing development to the east.
Landscape Fit – Skyline	Site slopes down towards River Almond which could provide some shelter.
Defined Boundary	Boundary defined on three sides by trees and fencing and on south by post/wire fence running across the site.
On Site Constraints	Sloping ground and heavy woodland into the River Almond valley. Telecommunications mast on southwest corner.
Ground Conditions/ Natural Features	No adverse ground conditions apparent. Terracing within site?
Trees	On north, south and east boundaries and some dotted through the site.
Protected Species (biodiversity)	None apparent but likely given proximity to watercourse
Green Network (CSGN)	N/A
Access/Parking/Roads	Off Oakbank Road, would require development of sites Hoghill 2 and Hoghill 3 to allow for the site to be accessed. Oakbank Road forms part of CPP route 15.
Watercourse within vicinity (potential flood risk)	River Almond to north.
Other	No planning history. School catchments – West Calder HS, St Margaret's, St Paul's PS, East Calder PS.
Conclusion/Summary: Site potential and impact on the community and/or settlement.	Any development would have to be in conjunction with that of sites Hoghill 2 and Hoghill 3, resulting in visual intrusion.

<b>Proposed use - Residential</b> <b>WLLP reference (if known/applicable) –</b> WLLDP reference <b>EOI - 0003</b> <b>Name of site -</b> Hoghill 2, East Calder		<b>Date –</b>  <b>18/11/2011</b>
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	Greenfield	
Slope and Shape	Undulating site, largely rectangular in shape.	
Altitude and Exposure	Site sits slightly higher than adjacent housing development and slopes gently down northwards towards the River Almond valley.	
Un-neighbourly/non conforming uses	None	
Relationship to Townscape	Relatively sheltered site on settlement edge, screened by tree belt on eastern boundary but exposed on western boundary.	
Landscape Fit – Intervisibility	Site visible from west and south	
Landscape Fit – Skyline	Site screened by housing development in part on the opposite side of Oakbank Road.	
Defined Boundary	Trees and post/wire fence define the eastern boundary; western boundary partially defined by trees at the north west and post/wire fence; north boundary defined by hedge/vegetation/fencing associated with residential development; southern boundary defined by Oakbank Road and stone dyke.	
On Site Constraints	None visible	

Ground Conditions/ Natural Features	No adverse ground conditions apparent, although ground waterlogged in part at time of site visit. No natural features of note other than trees on boundaries of the site.
Trees	On east and west boundaries.
Protected Species (biodiversity)	None apparent.
Green Network (CSGN)	N/A
Access/Parking/Roads	Existing field access off Oakbank Road. Oakbank Road narrows westwards from the site access. Oakbank Road forms part of CPP route 15.
Watercourse within vicinity (potential flood risk)	None apparent
Other	No planning history. School catchments – West Calder HS, St Margaret's, St Paul's PS, East Calder PS.
Conclusion/Summary: Site potential and impact on the community and/or settlement.	Site on settlement edge. Screened in part but would be visible from the western boundary which is only defined by post/wire fence line.

<b>Proposed use - Residential</b>	
<b>WLLP reference (if known/applicable) –</b>	
<b>WLLDP reference: EOI-0003 (3) HOGHILL, EAST CALDER</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield
Slope and Shape	Largely rectangular shape, site undulates and is particularly pronounced south to north.

Altitude and Exposure	Exposed site, site elevated in a westerly direction.
Un-neighbourly/non conforming uses	None
Relationship to Townscape	Outwith settlement, exposed site and relatively remote from main built up area.
Landscape Fit – Intervisibility	Exposed site. Open views north and south.
Landscape Fit – Skyline	Site likely to be visually prominent when viewed from the north and eastern boundaries.
Defined Boundary	Western boundary formed by woodland and fence line, eastern boundary by fence line, southern boundary by Oakbank road and stone wall fronting the road, northern boundary undefined other than by slope in site.
On Site Constraints	Telecommunications mast on site at north west corner.
Ground Conditions/ Natural Features	None of note. No evidence of adverse ground conditions.
Trees	On western boundary and single tree on road frontage at southwest corner..
Protected Species (biodiversity)	None apparent.
Green Network (CSGN)	N/A
Access/Parking/Roads	Access via field gate on Oakbank Road. Oakbank Road forms part of CPP route 15.
Watercourse within vicinity (potential flood risk)	None apparent, although site waterlogged in places at time of site visit.
Other	No planning history. School catchments – West Calder HS, St Margaret's, St Paul's PS, East Calder PS.
<b>Conclusion/Summary: Site potential and impact on the</b>	Site on outskirts of East Calder and not visible from the settlement however, when viewed from the Oakbank Road is highly prominent and remote

<b>community and/or settlement.</b>	from the main built up area. Trees on the western boundary do form an element of enclosure to the site but may be access difficulties given narrow width of Oakbank Road from its junction with Langton Road. Access effectively is a cul de sac without putting pressure on Broompark View.
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<b>Proposed use - Residential</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference EOI - 0003</b> <b>Name of site -</b> Hoghill 4, East Calder	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield
Slope and Shape	Geometric shape, significant slope north to south and undulates throughout, particularly east to west.
Altitude and Exposure	Site rises from north to south and undulates east/west. Exposed site.
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	On settlement edge, remote from main built up area.
Landscape Fit – Intervisibility	Highly visible site when viewed from all sides.
Landscape Fit – Skyline	Highly visible site, overlooked from north
Defined Boundary	Field boundaries and rear gardens of properties in oakbank Avenue and Oakbank Road itself.
On Site Constraints	Electricity pylons cross the site, largely west to east.
Ground Conditions/	Wet ground on northern edge. No natural features of note.

Natural Features	
Trees	Along eastern boundary and western boundary in part. Some trees and vegetation on northern boundary on approach to Hoghill Farm.
Protected Species (biodiversity)	None apparent.
Green Network (CSGN)	N/A
Access/Parking/Roads	Through the complex of buildings/yard associated with Hoghill Farm, off Oakbank Road or via Oakbank Avenue where there is a gap in the housing development. Oakbank Road forms part of CPP route 15.
Watercourse within vicinity (potential flood risk)	Drainage ditch at north east corner.
Other	Site subject of interest at WLLP PLI. No other planning history. School catchments – West Calder HS, St Margaret's, St Paul's PS, East Calder PS.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site on settlement edge but exposed site.

<b>Proposed use - Residential</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference EOI - 0003</b> <b>Name of site - Hoghill 5, East Calder</b>		<b>Date –</b> 18/11/2011
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	Greenfield	
Slope and Shape	Largely rectangular	

Altitude and Exposure	Exposed site when viewed from south (Selms Top).
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	Site remote from built up area
Landscape Fit – Intervisibility	Site highly visible from south and east
Landscape Fit – Skyline	Development likely to impact on skyline given rising ground levels. Site overlooked from the south.
Defined Boundary	North boundary defined by Oakbank Road, south, west and east boundaries by field boundaries formed by post/wire fences.
On Site Constraints	Pylons run east/west through the site.
Ground Conditions/ Natural Features	No adverse ground conditions apparent. No natural features of note.
Trees	Some trees on road frontage of Oakbank Road.
Protected Species (biodiversity)	None apparent but likely.
Green Network (CSGN)	N/A
Access/Parking/Roads	Via entrance to residential properties of Mushet and Carstairs. Remnants of an access to the south but little remaining. Oakbank Road forms part of CPP route 15.
Watercourse within vicinity (potential flood risk)	None apparent.
Other	Site subject of interest at WLLP PLI. School catchments – West Calder HS, St Margaret's, St Paul's PS, East Calder PS.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Development would only be appropriate if development of Hoghill 4 were to occur. Potential access issues given width of Oakbank Road.

<b>Proposed use - Housing Oakbank Farm, East Calder</b> <b>WLLP reference (if known/applicable) – N/A. Countryside Belt</b> <b>WLLDP reference EOI - 0018</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/ mixed	Brownfield. Development platforms of former poultry houses visible on the site.
Slope and Shape	Flat, rectangular shape
Altitude and Exposure	Secluded site. Site level with surroundings.
Un-neighbourly/non conforming uses	None visible. Possible site contamination given previous surrounding uses.
Relationship to Townscape	Clear separation from existing settlement of East Calder.
Landscape Fit – Intervisibility	Site sits level with surroundings and is only visible from the east from where it is overlooked from Selms Top.
Landscape Fit – Skyline	Site overlooked from the east where landscape rises above the site.
Defined Boundary	Defined on all sides by largely self-seeded trees and other naturally re-generating vegetation.
On Site Constraints	Site split into two levels running north/south through the site. Possible contamination?
Ground Conditions/ Natural Features	Foundations of former poultry sheds on site. Natural regeneration of vegetation on all sides of the site.

Trees	On all sides of the site, largely self-seeded.
Protected Species (biodiversity)	None visible but may be in the area.
Green Network (CSGN)	N/A
Access/Parking/Roads	Access via Oakbank Road. Remains of an access point on Oakbank Road itself at the southern end of the site. Oakbank Road forms part of CPP route 15.
Watercourse within vicinity (potential flood risk)	None visible.
Other	Evidence of fly tipping. Site subject of interest at WLLP PLI. Archaeological consultation required. School catchments – West Calder HS, St Margaret's, St Paul's PS, East Calder PS.
Conclusion/Summary: Site potential and impact on the community and/or settlement.	Site remote from built up area of East Calder. Development platforms remain but the site is secluded and has substantial areas on vegetation on all sides and cannot be seen from the road frontage. Planning history from 1993 with erection of agricultural storage bins. Site immediately adjoins that of Oakbank Village South (EOI 0104(S)).

<b>Proposed use</b> - Oakbank Village (south), East Calder Housing, business, community, leisure, country park expansion. <b>WLLP reference (if known/applicable)</b> – N/A <b>WLLDP reference EOI - 0104 (S) EAST CALDER</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Previously brownfield but significantly returned to nature therefore Greenfield. Site significantly overgrown.
Slope and Shape	Flat, rectangular shaped site.

Altitude and Exposure	Secluded site. Site level with surroundings.
Un-neighbourly/non conforming uses	None visible. Possible site contamination given previous surrounding uses.
Relationship to Townscape	Clear separation from existing settlement of East Calder.
Landscape Fit – Intervisibility	Site sits level with the access road and is not visible from the north, south, east or west.
Landscape Fit – Skyline	Site sits level with the access road and not visible from north, south, east or west.
Defined Boundary	Oakbank Road defines the western boundary. Eastern boundary defined by vegetation and a platform formed by former chicken sheds and vegetation which has regenerated naturally. Southern boundary formed by road (tarmaced). Northern boundary by post/wire field boundary and part of a former roadway, although this is no longer visible in the main.
On Site Constraints	Telephone pole/wire at northern and western boundaries. Evidence of fly tipping.
Ground Conditions/ Natural Features	Possible site contamination. Ground conditions not defined/established. Site overgrown with self seeded trees and variety of vegetation.
Trees	Largely self-seeded throughout the site.
Protected Species (biodiversity)	None apparent but likely given amount of vegetation on the site.
Green Network (CSGN)	N/A
Access/Parking/Roads	Access via Oakbank Road. No visible access point. Oakbank Road forms part of CPP route 15.
Watercourse within vicinity (potential flood risk)	None visible and not anticipated.
Other	Site remote from built up area and secluded with limited linkage to the existing built up area of East Calder. Archaeological consultation required. Phase 1 habitat survey – woodland and scrub/grassland and marsh. School catchments – West Calder HS, St Margaret's, St Paul's PS, East Calder PS.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site remote from built up area and has returned to nature. No planning history. Site immediately adjoins Oakbank Farm (EOI 0018).

<b>Proposed use - Housing and mixed residential development Langton Road, East Calder</b>	
<b>WLLP reference (if known/applicable) –</b>	
<b>WLLDP reference EOI – 0113 EAST CALDER</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Principally Greenfield. There are some farm buildings and houses at the north east and north west corners of the site, together with a yard area at the eastern boundary which can be considered brownfield.
Slope and Shape	Site undulates throughout. Largely triangular in shape.
Altitude and Exposure	Site exposed principally at the eastern boundary and in part from the south. Site level with surrounding area. Site on settlement edge.
Un-neighbourly/non conforming uses	None apparent.
Relationship to Townscape	On settlement edge.
Landscape Fit – Intervisibility	Highly visible from A71.
Landscape Fit – Skyline	Highly visible from A71.
Defined Boundary	Northern boundary defined by road corridor. Southern boundary defined by field boundary and some planting. Western boundary defined by footpath, trees and field boundary. Eastern boundary defined by field boundary.
On Site Constraints	Watercourse/drainage channel runs SW to NE through the site. GGP – waste water drainage hotspot.
Ground Conditions/ Natural Features	No obvious sign of adverse ground conditions. Natural features
Trees	Largely on western boundary, others scattered through the site.

Protected Species (biodiversity)	None apparent but could be present.
Green Network (CSGN)	N/A
Access/Parking/Roads	Access off Langton Road. Pedestrian access from the A71 and also Langton Road. Right of Way forms western boundary
Watercourse within vicinity (potential flood risk)	Water course/drainage channel through site.
Other	School catchments – West Calder HS, St Margaret's, St Paul's PS, East Calder PS
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site on edge of settlement envelope and south of Raw Holdings West CDA allocation which would suggest development potential. However, the site lies within countryside belt and provides a countryside edge to East Calder. Development would likely be highly visible from the A71. significant landscaping would be required to soften the impact of development.

<b>Proposed use - Coxydene, East Calder Housing WLLP reference (if known/applicable) – N/A WLLDP reference: EOI-0170A</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield
Slope and Shape	Undulating ground largely triangular in shape.
Altitude and Exposure	Level site from the road frontage then the site slopes up northwards and undulates throughout.
Un-neighbourly/non conforming uses	Farm operation on eastern boundary

Relationship to Townscape	Remote from settlement but on edge of Calderwood CDA allocation and within “countryside belt”.
Landscape Fit – Intervisibility	Highly visible site which may reduce in impact as the Calderwood CDA allocation starts to be built.
Landscape Fit – Skyline	As per above. Open views towards the shale bings at Winchburgh.
Defined Boundary	Northern, western and eastern boundaries defined by field boundaries in the form of post/wire fences. Southern boundary defined by road corridor.
On Site Constraints	Electricity pylons/cables cross the site in a north west/south east direction. Telephone poles on eastern boundary. Proximity to designed landscape of Bonnington House.
Ground Conditions/ Natural Features	No adverse ground conditions apparent or natural features.
Trees	On south east boundary.
Protected Species (biodiversity)	None apparent. Assessment would be required.
Green Network (CSGN)	N/A
Access/Parking/Roads	Access off B7015 but further opportunities may be available as the Calderwood CDA development proceeds.
Watercourse within vicinity (potential flood risk)	None visible.
Other	On edge of Calderwood CDA allocation and on WLC boundary with City of Edinburgh Council. School catchments – West Calder HS, St Margaret’s, St Paul’s PS, East Calder PS.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Development of the Calderwood CDA allocation will have a bearing on whether or not his site could be taken forward. Until the CDA allocation progresses the site is remote from the existing built up area of East Calder and highly visible.

<p><b>Proposed use</b> – Site North or Almondell Terrace, East Calder. It is noted that this site has been withdrawn from the process. It is also noted that full details were not submitted and there are no site boundaries or dimensions provided. <b>residential / mixed use</b></p> <p><b>WLLP reference (if known/applicable) –</b></p> <p><b>WLLDP reference- EOI - 0212</b></p>		<p>Date –</p> <p><b>16/01/14</b></p>
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	Greenfield, arable land. The site is within the River Almond Area of Great Landscape Value.	
Slope and Shape	Site is relatively flat in nature and is only slightly undulating. There is a slight slope down to the River Almond at the northern end of the site.	
Altitude and Exposure	Site is not obviously elevated or exposed.	
Un-neighbourly/non conforming uses	The water and sewage treatment works lies to the west of the site.	
Relationship to Townscape	Limited development of the site could be viewed as a reasonable northern expansion of the town that would be well contained in the landscape.	
Landscape Fit – Intervisibility	Limited development of the site could be viewed as a reasonable northern expansion of the town that would be well contained in the landscape. Would be viewed in the context of existing built development south of the site.	
Landscape Fit – Skyline	The site is not on the skyline.	
Defined Boundary	No boundary provided.	
On Site Constraints	WOSAS have made the following comments - <i>The site is located outside the area of increased archaeological sensitivity associated with the historic core of East Calder, and no sites have been recorded. However, the majority of the area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.</i> There are no other obvious on site constraints.	
Ground Conditions/ Natural Features	Potentially contaminative activities have been carried out on site, e.g. railway lines and goods shed. Other potentially contaminative industries, e.g. factory works, have operated within the vicinity of the site. Phase 1 Study may, or likely to be required.	
Trees	To the north west of the site is close to ancient woodland. (Almondell plantation)	

Protected Species (biodiversity)	Badgers present in wider area. Retaining woodland and maintaining 30m standoff from woodland edge likely to be sufficient to avoid licensing requirements. Existing boundary along River Almond to the north should be retained (nb. no details on site boundary, assume this riparian woodland may be included). This approach should also be taken for woodland to the east, which forms part of the Country Park. Retain existing line which leads to Camps viaduct and incorporate into access, with links to wider provision in the Country Park and beyond.
Green Network (CSGN)	Site is within a core path network buffer area. Loss of site to CSGN would be negligible, however any impact on Core Path Network requires to be avoided.
Access/Parking/Roads	Core path E/CAW/17 runs through the east of the site. Access via Almondell Terrace and B7015. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.
Watercourse within vicinity (potential flood risk)	SEPA require a Flood Risk Assessment for this site, but it is noted that no boundaries have been provided. Consideration should be given to the River Almond to the northeast of the site and the small watercourse to the west of the site in terms of an initial assessment of flood risk to the area to determine flood risk and any potential requirements. River Almond runs north from the site. SEPA are unable to comment on the site in any detail as no site boundaries have been provided. However the site is likely to be close to the River Almond that lies north of the general location of the site. Parts of this site appear susceptible to pluvial flooding. It is anticipated that this could be eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply.
Other	<p>Within aerodrome safeguarding – 45m, likely to attract birds</p> <p>To the west of the site is the East Calder treatment plant</p> <p>South and North of the site is within Archaeological trigger zones</p> <p>School catchments – West Calder High school, East Calder Primary, St Margaret's, St Pauls primary.</p> <p>Site is class 2 land in the MacAulay land maps, which is land capable of producing a wide range of crops and therefore is land of good agricultural quality, the loss of which requires careful consideration.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The site lies within an AGLV and is visually sensitive, serving as an attractive backdrop to the village.</p> <p>Development would be visually intrusive. There is no education capacity to support development of the site.</p>

<b>Proposed use – Site east of Almond Grove, East Calder residential / mixed use</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference- EOI - 0213</b>		<b>Date –</b>  <b>16/01/14</b>
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	Greenfield, arable land. The site is within the River Almond Area of Great Landscape Value.	
Slope and Shape	Site is relatively flat in nature and is only slightly undulating. There is a slight slope down to the River Almond at the northern end of the site.	
Altitude and Exposure	Site is not obviously elevated or exposed.	
Un-neighbourly/non conforming uses	The water and sewage treatment works lies to the west of the site by some 300m.	
Relationship to Townscape	Limited development of the site could be viewed as a reasonable northern expansion of the town that would be well contained in the landscape.	
Landscape Fit – Intervisibility	Limited development of the site could be viewed as a reasonable northern expansion of the town that would be well contained in the landscape. Would be viewed in the context of existing built development south of the site.	
Landscape Fit – Skyline	The site is not on the skyline.	
Defined Boundary	No boundary provided.	
On Site Constraints	WOSAS have made the following comments - <i>The site is located outside the area of increased archaeological sensitivity associated with the historic core of East Calder, and no sites have been recorded. However, the majority of the area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.</i> There are no other obvious on site constraints.	
Ground Conditions/ Natural Features	Potentially contaminative activities have been carried out on site, e.g. railway lines and goods shed. Other potentially contaminative industries, e.g. factory works, have operated within the vicinity of the site. Phase 1 Study may, or likely to be required.	
Trees	To the north west of the site is close to ancient woodland. (Almondell plantation)	
Protected Species (biodiversity)	Badgers present in wider area. Retaining woodland and maintaining 30m standoff from woodland edge likely to be sufficient to avoid licensing requirements. Existing boundary along River Almond to the north should be retained (nb. no details on site boundary,	

	assume this riparian woodland may be included). This approach should also be taken for woodland to the east, which forms part of the Country Park. Retain existing line which leads to Camps viaduct and incorporate into access, with links to wider provision in the Country Park and beyond.
Green Network (CSGN)	Site is within a core path network buffer area. Loss of site to CSGN would be negligible, however any impact on Core Path Network requires to be avoided.
Access/Parking/Roads	Core path E/CAW/17 runs through the east of the site. Access via Almondell Terrace and B7015. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.
Watercourse within vicinity (potential flood risk)	SEPA require a Flood Risk Assessment for this site, but it is noted that no boundaries have been provided. Consideration should be given to the River Almond to the northeast of the site and the small watercourse to the west of the site in terms of an initial assessment of flood risk to the area to determine flood risk and any potential requirements. River Almond runs north from the site. SEPA are unable to comment on the site in any detail as no site boundaries have been provided. However the site is likely to be close to the River Almond that lies north of the general location of the site. Parts of this site appear susceptible to pluvial flooding. It is anticipated that this could be eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply.
Other	<p>Within aerodrome safeguarding – 45m, likely to attract birds</p> <p>To the west of the site is the East Calder treatment plant</p> <p>South and North of the site is within Archaeological trigger zones</p> <p>School catchments – West Calder High school, East Calder Primary, St Margaret's, St Pauls primary.</p> <p>Site is class 2 land in the MacAulay land maps, which is land capable of producing a wide range of crops and therefore is land of good agricultural quality, the loss of which requires careful consideration.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The site lies within an AGLV and is visually sensitive, serving as an attractive backdrop to the village.</p> <p>Development would be visually intrusive. There is no education capacity to support development of the site.</p>

## EAST WHITBURN

<b>Proposed use - Residential Use 21ha (250 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference EOI-0135</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield. Part of site occupied by Equestrian Centre with associated buildings.
Slope and Shape	Irregular shaped site which rises gradually to the south.
Altitude and Exposure	The site is located to the south west of East Whitburn and is open particularly to the south/south west and south.
Un-neighbourly/non conforming uses	The northern boundary of the site adjoins existing residential development (Hamilton Way, East Whitburn). The eastern boundary is defined by Hens Nest Road with existing housing beyond it to the east. The southern site boundary is defined by an existing tree belt and the western boundary is bordered by agricultural land and trees.
Relationship to Townscape	The site is outwith the settlement boundary of East Whitburn and is located within the countryside belt. It has the effect of extending the settlement to the west and south.
Landscape Fit – Intervisibility	The site is visible from the existing housing on Hen’s Nest Road and development on the site would also be visible from the surrounding countryside .
Landscape Fit – Skyline	Development of the site may impact on the skyline looking south as the site begins to slope upwards towards the south.
Defined Boundary	The boundaries are defined by existing post and wire fencing.
On Site Constraints	No obvious on site constraints.
Ground Conditions/ Natural Features	There appear to be ponds and field drains within the site and the surrounding ground appears to be wet.

Trees	There are a small number of trees across the site. Outwith the site boundaries there are substantial areas of trees/woodland which wrap around the south, west and north of the site. There is Woodland Trust involvement in the wooded areas to the south.
Protected Species (biodiversity)	Unknown – to be checked with SNH
Green Network (CSGN)	TBC
Access/Parking/Roads	Access to the site would have to be taken from Hen's Nest Road which serves the existing residential areas and beyond to the recent lowland crafting development s to the south. Due to this further consultation would be required with Transportation to establish whether there are any capacity issues on the existing road and at its junction with Main Street.
Watercourse within vicinity (potential flood risk)	There are a number of ponds and field drains which cross the site. The White Burn is located outwith the site boundary, immediately to the north of the site. These existing watercourses may pose localised flooding issues and it is recommended that a flood risk assessment should be undertaken.
Other	The site is located within the Core Path Network buffer area and there are various paths and routes running either through the site or around the site perimeter. The whole site is located within the Countryside Belt as defined in the adopted West Lothian Local Plan 2009. There was a planning application for 48 houses submitted in 2004 for the site which was subsequently withdrawn.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Development on this site would have the effect of extending the settlement of East Whitburn to the south and south west. The site effectively fills in the area of countryside belt between East Whitburn and Whitburn and is separated from Bickerton Crofts to the south by an area of existing woodland. It would therefore have the effect of conjoining all these surrounding elements. It is noted from the EOI submission documents that only part of the site (the eastern side nearest Hen's Nest Road) is proposed for housing and the remainder of the site to the west would be redeveloped for open space and community facilities.

<b>Proposed use – Mixed Use</b>	
<b>WLLP reference (if known/applicable) – N/A</b>	
<b>WLLDP reference N/A</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/ mixed	Greenfield – site regenerated to nature

Slope and Shape	Rectangular, generally flat
Altitude and Exposure	Site level with surroundings
Un-neighbourly/non conforming uses	Milk distribution centre to east – noise issue?
Relationship to Townscape	Built up area on opposite side of road, separated by main road A705. Site outwith current settlement envelope and within countryside belt
Landscape Fit – Intervisibility	Highly visible from road junction
Landscape Fit – Skyline	Site contained on three sides by woodland along boundary
Defined Boundary	A705 to north and woodland on west and south boundaries. Woodland to east but not substantial.
On Site Constraints	None visible
Ground Conditions/ Natural Features	Within coal mining referral area
Trees	On north, east and west boundaries. Trees on western boundary identified in Open Space strategy as Whitrigg shelter belt and protected by TPO
Protected Species (biodiversity)	None apparent. Whitrigg being Wildlife Site/potential local biodiversity site to south of site
Green Network (CSGN)	Phase 1 Habitat Survey 1993 – woodland and scrub over southern part of the site and on western boundary. Area on southern boundary identified in Open Space Strategy as Whitrigg reclaimed being green corridor
Access/Parking/Roads	The eastern extent of the site would be to the 30mph signs at the boundary of the settlement. No apparent access point although could be achieved. No pedestrian crossing point

Watercourse within vicinity (potential flood risk)	None apparent
Other	<p>Planning History</p> <p>1284/04 – no info</p> <p>76/04 - Outline planning permission for a 1.768 ha hotel and leisure development – withdrawn</p> <p>0438/A/12 - Erection of hoarding signs refused 7 August 2012</p> <p>117/P/08 - Site is part of a larger area which was subject to planning application Outline planning application for a 6ha mixed use development comprising residential, care facility, hotel, community and leisure uses including access roads and landscaping which has a minded to grant decision.</p> <p>Site split by two school catchment areas - Whitburn Academy, St kentigern's, Whitdale Primary School, St Joseph's PS and, Whitburn and Bathgate Academy, Blackburn PS, St Kentigern's, Our Lady of Lourdes PS</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is predominantly 'greenfield' and lies outwith the existing settlement envelope of East Whitburn. At the same time, the site is currently part of the Whitburn/Bathgate Countryside Belt, designed to prevent coalescence. Built of the nature and scale proposed would have a significantly detrimental visual and environmental impact on the established character of the site and would constitute an intrusion into the countryside well beyond the limit of development already provided for in the WLLP. There are other infrastructure issues (education in particular) which present a significant impediment to any residential component and the physical relationship of the site to established industrial undertakings has the potential to be problematic in terms of amenity. As a consequence, the development of this site is considered inappropriate and should not be supported.

## ECCLESMACHAN

<p><b>Proposed use - Residential use (site area £Ha) circa 10 -15 units (low density housing)</b></p> <p><b>WLLP reference (if known/applicable) – N/A</b></p> <p><b>WLLDP reference - EOI-0044</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is 'greenfield' / and comprise grass land and grazing on the east side of the B8046, Ecclesmachan Parish Church and Manse.
Slope and Shape	The site is an inverted 'C' shape, with public frontages onto the B8046, and it gently slopes from north to south.
Altitude and Exposure	The site is not elevated and not exposed. It is instead very tightly defined and enclosed.

Un-neighbourly/non conforming uses	Immediate neighbouring uses are either residential or agricultural.
Relationship to Townscape	The site contributes to the semi rural aspect of the settlement, reflected by the fact that it is designated as part of the Livingston Countryside Belt in the adopted WLLP, and also contributes significantly to the setting of Ecclesmachan Parish Church, a category B listed building.
Landscape Fit – Intervisibility	The site is relatively low lying and the southern portion, in particular, is not particularly visible from outside, due to the screening effect of the mature trees along the road frontage.
Landscape Fit – Skyline	The site does not command a skyline location. If anything, it lies at a lower level than the road.
Defined Boundary	The roadside boundary with the B8046 is defined by a low stone wall and a post and wire fence at the extreme north end. This gives way to a higher stone wall which follows the road all the way around to the entrance of the church and is backed by mature trees. From the church entrance, the boundary is a hedgerow with mature trees, separated from the road by a concrete post and rail fence. The southern boundary embraces the Ecclesmachan Burn and lies parallel to a track serving a pumping station.
On Site Constraints	Ecclesmachan Parish Church is a category C listed building and new development could adversely affect its appearance and setting.
Ground Conditions/ Natural Features	There are no known ground conditions.
Trees	There are a number of substantial mature trees within the site which could be at risk if built development was to take place. An arborocultural survey would require to be undertaken.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Vehicular access from the B8046 could be problematic due in part to the relative narrowness of this rural road and the likely intrusive nature of the physical works. Vehicular access arrangements require to be established following consultation with Transportation.

Watercourse within vicinity (potential flood risk)	The Ecclesmachan Burn flows along the southern part of the site and advice from SEPA on any potential flood risk would be required.
Other	Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS). There is an existing sewage pumping station within the site which would need to be accommodated.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently identified in the adopted WLLP as being part of the Livingston countryside belt, preventing the coalescence of Uphall/Broxburn with Livingston and the rural settlements which lie in between. New built development at this location would constitute an intrusive and an unnecessary physical expansion of Ecclesmachan into this protected area and the proposed allocation should, therefore, not be supported.

<b>Proposed use - Residential use (site area circa &gt;1Ha) approximately 5 units</b>	
<b>WLLP reference (if known/applicable) – N/A</b>	
<b>WLLDP reference – EOI-0070</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site comprises 'greenfield' / agricultural grass land on the east side of the B8046, Ecclesmachan Parish Church and Manse.
Slope and Shape	The site is broadly rectangular with an open public frontage onto the B8046, and it gently slopes from north to south.
Altitude and Exposure	The site is not elevated and not exposed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are either residential or agricultural.
Relationship to Townscape	The site contributes to the semi rural aspect of the settlement, reflected by the fact that it is designated as part of the Livingston Countryside Belt in the adopted WLLP. It does however have a close physical and visual relationship with the village and there is an argument that it could, in part, be embraced by an amended settlement boundary and a modest number of houses permitted.
Landscape Fit – Intervisibility	The site lies at the bottom of steeper, sloping land to the north and is hemmed in on the southern side by a stand of mature trees. It

	is therefore quite self-contained.
Landscape Fit – Skyline	The site does not command a skyline location.
Defined Boundary	The roadside boundary with the B8046 is defined by a low stone wall and a post and wire fence at the extreme north end. It is very open to the road.
On Site Constraints	Mature trees on the site boundary are attractive and subject to a TPO.
Ground Conditions/ Natural Features	There are no known ground conditions.
Trees	The existing mature trees, are for the most part outwith the site, but it is a concern that physical development could still have an adverse effect on them.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Vehicular access from the B8046 could be problematic due in part to the relative narrowness of this rural road and the possibly negative impact on the existing trees. Vehicular access arrangements require to be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	The Ecclesmachan Burn flows to the south of the site but is probably too distant to pose any flood risk threat. Advice from SEPA would however be required. There could however be water discharge from the higher ground, outwith the site, to the north.
Other	Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS).  There are overhead electricity cables running along the front of the site.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently identified in the adopted WLLP as being part of the Livingston countryside belt, preventing the coalescence of Uphall/Broxburn with Livingston and the rural settlements which lie in between, and new built development would inevitably constitute a physical expansion of Ecclesmachan.  There may however be some justification in rationalising the settlement boundary at this location, effectively embracing the ‘gap’ between the stone built property (to the north of the site) and the Manse to the south. However, the site as proposed in the EOI is considered too large as currently defined.  If it was considered appropriate to support development it would be necessary to reduce the depth of the site to approximately 45m, thereby allowing for two or perhaps three detached houses with a single mutual access.

## FAULDHOUSE

<b>Proposed use - Housing, business use (site could accommodate 300 units states the proposer)</b> <b>WLLP reference (if known/applicable) – n/a</b> <b>WLLDP reference – EOI-0027</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site is partly greenfield, but appears to be mostly brownfield, given that it has been the site of former tip and a former opencast coal site.
Slope and Shape	Site gradually slopes from south to north.
Altitude and Exposure	Site is exposed on all sides, including to the prevailing wind
Un-neighbourly/non conforming uses	None of significance although farmland surrounds the site and there is a former tip at Eastfield north west of the site across the B7010, within 600m of the site. The council's contaminated land officer should have his views on the site sought, given recent involvement with the site and that this site being proposed has been a former tip.
Relationship to Townscape	There is no significant relationship to townscape on the site as there is only housing to the south west corner at Sheephousehill.
Landscape Fit – Intervisibility	The site would read on its own and not intervisible with other developments and sites.
Landscape Fit – Skyline	Site is partially on the skyline.
Defined Boundary	Site has no defined boundaries
On Site Constraints	Ground conditions include tip and tracks also, with drains and a wet site also. There is also some woodland on the site.
Ground Conditions/ Natural Features	The site contains numerous drains, spoil heaps and tracks

Trees	The only significant woodland in the site is adjacent to Sheephousehill, to the north of this road.
Protected Species (biodiversity)	There is no obvious biodiversity of significance on the site, however, SNH and the Lothian Wildlife Information Centre should have their views on the site sought. Phase 1 1993 Habitat Survey indicates grassy marshland throughout the site and some 'bare ground' where there is some spoil heaps. the souther part of the site contains semi improved grassland.
Green Network (CSGN)	Development of this site could impact on an existing site that has potential for CSGN improvements?
Access/Parking/Roads	No significant issues.
Watercourse within vicinity (potential flood risk)	None – although site is wet
Other	This site has been subject to a planning application for a wider site in the past for opencast coal mining, that the council refused in 1998 under reference 0825/M/98, permission being refused on 16/12/2004. Site is 4.1 in MacAulay Land use maps, which is land which is capable of producing a narrow range of crops. Site was subject to promotion for development at the last PLI into the WLLP under ref: HOU12a (see statement in file) WLLP objection reference DEPOB7429/1. Reporters agreed with the council that the site should not be allocated for housing.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Although rehabilitation of a brownfield site would be a positive aspect of any redevelopment of the site, it is nevertheless an exposed site that would represent a significant intrusion into the landscape.

<b>Proposed use – Housing, associated amenity space, local shopping facilities and allotments. WLLP reference (if known/applicable) – n/a WLLDP reference – EOI-0124</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site is presently mostly open ground that does not appear to be farmed and contains some scrub woodland. It is understood that the site was largely used previously as a colliery with associated railways and bings, the remains of both of which can still be seen on site and from OS base. The site now contains some informal footpaths and a Right of Way at the eastern edge of the site identified in the adopted West Lothian Local Plan 2009. The site is also out with the settlement envelope of Fauldhouse and also surrounds a housing allocation HFh20. There are also existing housing allocation HFh7 and Hfh20 that follow the western boundary of the site.

Slope and Shape	The site is relatively flat, but there is a general slope down from north to south from the B7010 road that forms the sites northern boundary.
Altitude and Exposure	Although the site achieves some degree of shelter from the prevailing wind due to housing and built form on the western side of the site, it is still elevated in nature and exposed from the north west and east. There is some shelter gained also from developments south of the site, but again this is limited.
Un-neighbourly/non conforming uses	The site is close to the contaminated Eastfield Tip, north west of the across the B7010 and therefore pollution from this site into this site cannot be ruled out. There are also disused mine workings within and outwith the site that are potentially contaminated and unsightly and Stonehead farm lies to the east of the site. South west of the site there is a sports pitch that is floodlit.
Relationship to Townscape	The site, although adjacent to residential development and allocation on the east side of Fauldhouse, would not relate well to the existing townscape, as the site could be seen as a significant intrusion into an otherwise landscape devoid of any built form of any significance.
Landscape Fit – Intervisibility	The site does not appear to fit in well the surrounding landscape and would read very much as a separate entity of a significant scale that would not read as an organic and reasonable extension to the existing settlement of Fauldhouse.
Landscape Fit – Skyline	The site is more elevated than surrounding land to the west and particularly the south west and would be read against the skyline, in particular when viewed from the south of the site and from the B7015 Fauldhouse to Stoneyburn road.
Defined Boundary	The site lacks defined boundaries except for the built form to the west of the site and the B7010 road to the north of the site.
On Site Constraints	The site appears to be contaminated and will require an assessment from the councils contaminated land officer, given the former use as a colliery and as the site still contains spoil heaps. Paths through then site, particularly the ROW should be retained. Some woodland on the site may also be worthy of retention. The ground also appears boggy and wet in nature.
Ground Conditions/ Natural Features	The site appears to be contaminated and will require an assessment from the councils contaminated land officer, given the former use as a colliery and as the site still contains spoil heaps.

Trees	There are some trees in the site that may be worthy of retention, however most trees are non native conifers and also some scrub.
Protected Species (biodiversity)	Although this cannot be ruled out, SNH and the Lothian Wildlife Information Centre (TWIC), would require to provide their views. In terms of the GGP assessment, the Phase 1 Habitat Survey from 1993 includes an area of 'standing water' in the middle/eastern of the site that may contain EPS, also, given the rural nature of the site the present of EPS cannot be ruled out. Site is Macaulay 4.1 9land capable of producing a narrow range of crops) and 5.2 (improved grassland and rough grazing).
Green Network (CSGN)	The site could represent an opportunity for greening as part of the CSGN to remove the sites contamination and plant this up, in part at least.
Access/Parking/Roads	Access would be likely to be from the B7010 to the north of the site, although the views of Transportation require to be confirmed.
Watercourse within vicinity (potential flood risk)	No obvious watercourse, although the council's flood prevention officer will require to provide his views.
Other	Planning application 1173/P/08 for mixed use development on part of the site was withdrawn on 20 May 2008.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Difficult site to support in terms of ground conditions and intrusion into the landscape and general exposure and also increased distance from services and schools.

<b>Proposed use - Residential (circa 40 units)</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference – EOI -0137</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site lies out with the settlement envelope of Fauldhouse and is also entirely within the Breich Valley Area of Special landscape Control. There is also a right of way that runs east-west through the middle of the site that would have to be retained. The site is immediately east of housing allocation HFh15, which has only been partially built out. It should also be noted that the Breich Water that traverses the southern end of the site is a Listed Wildlife Site in its own right.

Slope and Shape	The site slopes down relatively significantly to the Breich Water, which straddles the southern end of the site.
Altitude and Exposure	The site is relatively exposed to the prevailing south westerly wind, although is afforded some shelter by existing developments at Breich Water Place to the west and woodland also at Croftfoot Farm, at the southern end of the site.
Un-neighbourly/non conforming uses	There are no known obvious unneighbourly issues on the site, however, there is sewage works 300m to the west of the site that could potentially cause an odour disturbance, given that this site is downwind from this site.
Relationship to Townscape	The northern part of the site, north of the footpath/ROW would be able to be seen as a potential extension to the settlement and to the existing development at Breichwater Place. The southern part of the site would however be a more obvious countryside and landscape intrusion, and would leave undeveloped fields south of Croftfoot Drive, so therefore only part of the site would have a good relationship to the townscape. The site to the west at Breich Water Place is characterised by two storey houses.
Landscape Fit – Intervisibility	The northern part of the site, north of the footpath/ROW would be able to be seen as a potential extension to the settlement and to the existing development at Breich Water Place. The southern part of the site would however be a more obvious countryside and landscape intrusion, and would leave undeveloped fields south of Croftfoot Drive, so therefore only part of the site would have a good relationship to the townscape and would only be partially intervisible with other developments and existing built form.
Landscape Fit – Skyline	The northern end of the site would be on the skyline when viewed from the south, but would read as an obvious extension and public views to this would not be significant and the site is also not significantly elevated in nature.
Defined Boundary	The site has the well defined B7015 broad that constitutes the northern boundary of the site. There are also shelterbelts of deciduous woodland that traverse north south through the site, and also define the eastern boundary. The western boundary as well as shelterbelt planting east of Croftfoot Farm has housing at the northern end at Breich Water Place.
On Site Constraints	No obvious on site constraints, however the site appears to be very wet in places and the Breich Water traverses the south of the site. There is an archaeological trigger point to the south east of the site, but outwith the site.
Ground Conditions/ Natural Features	Woodland shelterbelts within the site and the Breich Water at the southern end of the site.

Trees	There are deciduous woodland shelterbelts that run north south through the site, that ideally should be retained and appropriate stand-off put in place for this woodland and existing woodland to the west of the site at Croftfoot Farm.
Protected Species (biodiversity)	There are no obvious protected species on site, however, SNH and the Lothian Wildlife Information Centre would be required to provide their views on the site, given the rural nature of the site, the present of woodland and also the Breich Water to the south of the site that may contain a riparian environment, that may contain EPS. In terms of the 1993 Phase 1 Habitat Survey in GGP, it contains neutral and unimproved grassland and marsh in the centre of the site as a Notable Habitat. The footpath that runs through the site is identified as follows: <i>Species rich dismantled railway line with embankments dominated by neutral grass, land, but with small patches of acid grassland and dry heath. Many orchids next to gravel footpath, (finished flowering 10/8/93). A few patches of ruderal species and small wet areas before embankment. Some plants of Sagina nodosa which is very rare for West Lothian. Many Meadow Brown butterflies. Further survey required.</i> The Breich Water is also a Listed Wildlife Site in its own right and has a variety of associated habitats.
Green Network (CSGN)	Loss of this green area of land could potentially impact upon the requirements of the CSGN strategy.
Access/Parking/Roads	Access likely to be directly from B7015, with potential to utilise existing access to Breich Water Place, although this would require confirmation by Transportation. Junction spacing may permit an additional access.
Watercourse within vicinity (potential flood risk)	The site is wet/marshy in places and also the southern end of the site is traversed by the Breich Water (which is a Listed Wildlife Site). Also, the southern end of the site may be susceptible to flooding from the Breich Water, as it is flagged up on SEPA Fluvial Flood Risk Maps, 1:100, 1:200, 1:1000.
Other	N/A
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site could potentially be allocated, but only in the area north of the ROW in terms of landscape, visual and biodiversity impact.

<b>Proposed use - Residential/mixed uses</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference- LATE-0005</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Open grassland, in the countryside in the adopted West Lothian Local Plan 2009. The site has the backdrop of conifer planting to the north and east. To the south of the site is a plotted housing development site HFh16 (from the WLLP) that has been largely built out.
Slope and Shape	Site slopes up gently from south to north, but is generally flat.
Altitude and Exposure	Site is exposed to the prevailing wind, however, there is conifer woodland (likely to be FCS or Woodland Trust) to the west of the site across the 'C' class road, that could minimise the negative impact of wind from the south west. Nevertheless, this could be removed at some point so if this site were to be developed, in particular for housing, it would require structural planting to help ameliorate this and to help soften any impact from the development in this countryside setting.
Un-neighbourly/non conforming uses	None
Relationship to Townscape	The only relationship with townscape is with the plotted development HFh16 immediately to the south of the site. otherwise, the site has countryside and tree planting on three sides.
Landscape Fit – Intervisibility	The site would read as an extension to the north side of Fauldhouse and a substantial expansion to site HFh16. Some of the site however could be supported as an extension to the existing plotted development, if in fact not all the site.
Landscape Fit – Skyline	The site although against the skyline from the north, this would be softened by the woodland and would not appear to be overly significant.
Defined Boundary	The site has the defined boundary of housing to the south, a 'C' class road to the west and coniferous tree planting to the north and east
On Site Constraints	Unknown, likely that the Coal Authority would require to comment on this, given the history in the locality of mining, both shallow and deep. The site would also appear to be marshy/boggy in places and would require the assessment of the council's Flood Prevention

	Officer and SEPA.
Ground Conditions/ Natural Features	There is an old industrial pond immediately to the east of the site, that is a Listed Wildlife Site that may be contain amphibians of note. This would require confirmation by TWIC and/or SNH, as this may include great crested newts for example. The land is MacAulay Land Use 4.1, which is land capable of providing only a narrow range of crops. The council's contaminated land officer has identified that the site is former mining land, spoil heaps, shafts, railway lines on site, so may well require appropriate remediation.
Trees	Limited woodland on the site that appears to be self seeded conifers, the loss of which would not be significant.
Protected Species (biodiversity)	There is an old industrial pond immediately to the east of the site that is a Listed Wildlife Site that may be contain amphibians of note. This would require confirmation by TWIC and/or SNH, as this may include great crested newts for example. the Phase 1 1993 Habitat Survey on GGP identifies part of the site to the south and west as being 'marshy grassland', the majority of the site is 'semi improved grassland and marsh/neutral grassland, but part of the site close to site HFh16 includes Ephemeral/short perennial cultivated/disturbed ground.
Green Network (CSGN)	Site would be a loss of a green area of land if lost to development, but would not represent any significant impact on the CSGN.
Access/Parking/Roads	The council's Transportation Unit would be required to provide its views on this site, which at present would have to be accessed off a 'C' class road, albeit one that allows for two way traffic. It is noted that the road also does not have any footpath on either side, and the nearest footpath appears at the plotted development to the south, where also the 60mph speed limit starts. This would also require to be moved if some or all of this site were to be supported as an allocation for housing or other uses form that matter (given housing to the south, the most obvious use of the site would be as housing it is considered). Also, given the sharp bend to the west of the site from the 'C' class road, any access to the site would have to be carefully considered in terms of visibility splay.
Watercourse within vicinity (potential flood risk)	Given the marshy/boggy nature of the site, the council's flood prevention officer and SEPA, should both provide their views on the suitability of this site or otherwise for development. There could also be significant run off from a site like this to the existing housing to the south, given a slope and this would require to be addressed.
Other	The councils Education Service would require to provide details of any relevant catchment area constraints for the catchments schools of Whitburn Academy, St. Kentigerns Academy, Fala Hill Primary and St.John the Baptist Primary.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The overall scale of the site appears to be overly significant in terms of a negative incursion into the countryside at this location on the north side of Fauldhouse, however, subject to issues of ground conditions, roads and access and education being acceptable,

	there may be scope for some of the land to be allocated for a plotted or small scale housing allocation.
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<b>Proposed use - Housing</b>	
<b>WLLP reference (if known/applicable) – N/A</b>	
<b>WLLDP reference PJ-0007</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield, not farmed, woodland surrounding site on all sides. Previous application withdrawn 0330/FUL/10 for 4 houses withdrawn July 10. The site is within an Area of Special Landscape Control in the adopted West Lothian Local Plan.
Slope and Shape	Site sloped gradually from north to south.
Altitude and Exposure	Site relatively well contained, not elevated or exposed.
Un-neighbourly/non conforming uses	None obvious.
Relationship to Townscape	No significant relationship to townscape.
Landscape Fit – Intervisibility	The site cannot be viewed in the context of any neighbouring sites.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	There are clearly defined site boundaries to the site in the form of shelterbelts and post and wire fencing.
On Site Constraints	No significant on site constraints
Ground Conditions/ Natural Features	The site contains woodland around its edges, much of which is deciduous. There are no other obvious natural features.

Trees	The site contains woodland around its edges, much of which is deciduous.
Protected Species (biodiversity)	The 1993 Phase 1 Habitat Survey states the site is made up largely of grassland and marsh. part of the site is natural improved grassland to the northern end.
Green Network (CSGN)	The loss of the site will have only a minimal impact on the CSGN
Access/Parking/Roads	There is a footpath access to the site over a former bridge over the railway line to the north that is a footpath. The proposer is however suggesting an access for vehicles from the west from Willow Park, its suitability would have to be checked by Transportation.
Watercourse within vicinity (potential flood risk)	There are drains to the west and south of the site. Any flood risk will require to be checked by the councils Flood Prevention Officer is SEPA.
Other	The relevant catchment schools are: Whitburn ND Secondary, Falla Hill ND Primary, St. John the Baptists RC Primary and St Kentigern's RC Primary. School capacities would require to be assessed by Education Services.  The land is category 4(1), land capable of producing a moderate range of crops in the MacAulay land Use Capability Maps.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site would not represent an obvious extension to Fauldhouse and the landscape is of a reasonable quality, given previous status of ASLC. Access for vehicles could also be an issue and appears convoluted. The amount of houses being served by the overall access road via Willow Park could be an issue.

## KIRKNEWTON

<b>Proposed use - Residential WLLP reference (if known/applicable) – HKn10 WLLDP reference - EOI-0090</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield
Slope and Shape	Triangular shape. Significant slope upwards to south.
Altitude and Exposure	Exposed site, sitting higher than existing housing development.

Un-neighbourly/non conforming uses	None
Relationship to Townscape	Within settlement envelope but on settlement edge and potentially visually intrusive.
Landscape Fit – Intervisibility	Visible from B7031. Open views north over Kirknewton.
Landscape Fit – Skyline	Development would be prominent on skyline.
Defined Boundary	Post and wire fences of field boundaries lie to the east and west but these do not define the site boundaries as identified in the EOI submission or in the WLLP. Landscaping required to provide contained boundary.
On Site Constraints	Electricity pylons/overhead cables through the site SW to NE.
Ground Conditions/ Natural Features	Wet ground. No natural features.
Trees	None. WLLP identifies need for tree planting within west and south site boundaries.
Protected Species (biodiversity)	None visible
Green Network (CSGN)	N/A
Access/Parking/Roads	Access by Station Road to the north. Vehicular access to agricultural land to the south. Station Road is a cul de sac. B7031 lies to the east from where a track leads to the southern boundary.
Watercourse within vicinity (potential flood risk)	None apparent
Other	Archaeological consultation may be required given proximity of archaeological site to the east. School catchments –Balerno HS, St Margaret's, St Paul's PS, Kirknewton PS
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site allocated for development in the WLLP but does not benefit from planning permission. Development likely to be visually intrusive unless substantial landscaping is provided and development does not extend beyond the ridge line.

<b>Proposed use - Residential and park and ride</b>	
<b>WLLP reference (if known/applicable) – N/A</b>	
<b>WLLDP reference – EOI-0171</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield
Slope and Shape	Slopes gently down towards east Calder and beyond. Comprises three largely rectangular areas
Altitude and Exposure	Site sits higher than ground to the north. Exposed when viewed from north to south. Open views towards Camps IE and beyond.
Un-neighbourly/non conforming uses	Railway station/line to south.
Relationship to Townscape	Separated from Kirknewton village by virtue of the railway line.
Landscape Fit – Intervisibility	Highly visible when viewed from the south. Sheltered when viewed from the north.
Landscape Fit – Skyline	Highly visible when viewed from the north and west.
Defined Boundary	Southern boundary defined by residential properties and station buildings/plant and stone wall fronting Station Road. Northern and eastern boundaries defined by field boundaries. Western boundary partly defined by field boundary.
On Site Constraints	None visible
Ground Conditions/ Natural Features	Unknown. No natural features of note.
Trees	On eastern boundary.

Protected Species (biodiversity)	None visible but may be present.
Green Network (CSGN)	N/A
Access/Parking/Roads	Access from Station Road, to be provided as part of the Park and Ride development
Watercourse within vicinity (potential flood risk)	None visible.
Other	Part of Calderwood planning application 0524/P/09, providing a site for park and ride. Within an area of special landscape importance. School catchments –Balerno, St Margaret’s, St Paul’s PS, Kirknewton PS
Conclusion/Summary: Site potential and impact on the community and/or settlement.	Boundary treatment of the proposed park and ride facility will determine boundary treatment for much of the site. Despite provision of the park and ride development would be standalone and poorly linked to the wider settlement.

<b>Proposed use – Residential use</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – LATE-0002</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site lies in the countryside, outwith the settlement boundary of Kirknewton, as defined in the adopted WLLP.
Slope and Shape	The site is chevron shaped and the land is undulating, generally sloping from northwest to south east with the central part of the site being the most elevated.
Altitude and Exposure	On the whole, however, the site is not particularly elevated relative to its surroundings but it is generally open and visually exposed when viewed from the B7031 which defines the northern and eastern boundaries.

Un-neighbourly/non conforming uses	The location is semi-rural and neighbouring uses are predominantly agricultural. The site does however lie to the south of existing houses within the established village of Kirknewton and there are fields, identified in the adopted WLLLP, for residential development lying in close proximity to the western boundary. This constitutes part of a previously planned for extension of the village.
Relationship to Townscape	The site comprises part of the countryside which borders Kirknewton to the south and which contributes to and reinforces its rural setting.
Landscape Fit – Intervisibility	Built development would inevitably alter the established character of the site, which is clearly countryside.
Landscape Fit – Skyline	The site does not on the whole command a skyline location. The central portion is however raised and at a higher level than the balance of the land.
Defined Boundary	A post and wire fence and a hedgerow define the northern and eastern boundaries of the site. Other parts of the boundary are less physically defined.
On Site Constraints	An access road serving neighbouring Overton Farm bisects the site from north to south and appears to be the only means of vehicular access to that property. It would presumably require to be retained and incorporated into any development. There is a high voltage electricity transmission line running diagonally across the north western corner of the site. A lower voltage line runs through the south western part of the site and along part of the southern boundary.
Ground Conditions/ Natural Features	None noted.
Trees	There are no trees on the site.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access from Main Street may be problematic due to the configuration of other junctions. Access from the south, from the B7031 may also prove difficult due to the relative narrowness of the carriageway but advice from Transportation colleagues should clarify these matters.
Watercourse within vicinity (potential flood risk)	There are no apparent watercourses within the site. There does however appear to be a field drain along the southern boundary. Advice from SEPA should be sought.

Other	An application for planning permission to form allotments and erect greenhouses was lodged in March 2012 in respect of neighbouring farmland to the south (0157/FUL/2012).
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>Despite physically adjoining Kirknewton, the site is part of the established countryside and built development would constitute an intrusive physical expansion of the village further southwards, beyond the acceptable limits of development which is currently provided for in the adopted WLLP.</p> <p>It is recognised that the site scores highly in terms of accessibility to public transport and that it is well connected to the main road network. And while acknowledging that it may, perhaps, be regarded as a logical location for extending the village at a future date, should that be deemed necessary, there is currently held to be sufficient land already allocated to satisfactorily meet needs for the foreseeable future. It is understood that there is, in any event, little additional capacity within the existing education estate to accommodate a development of this nature, a matter which Education Planning will presumably be better placed to advise.</p> <p>Therefore, on balance, it is recommended that the proposed allocation should not be supported.</p>

#### LINLITHGOW AND LINLITHGOW BRIDGE

<b>Proposed use – Continued employment use on WLLP site Eli8 (but remove single user restriction to Sun Microsystems) (site area 9.6 Ha)</b> <b>WLLP reference (if known/applicable) – Eli8</b> <b>WLLDP reference – EOI-0014</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located to the north east of Linlithgow town centre and is shown in the WLLP as being allocated employment land (ELI8) outwith the settlement envelope. The site is currently in agricultural use.
Slope and Shape	The site is broadly triangular in shape and largely flat. From the centre of the site there is a gentle slope from the south-west to the north-east where it raises up to meet the M9.
Altitude and Exposure	The site is not at a high level or exposed.
Un-neighbourly/non conforming uses	The site is bounded by employment uses to the west and farmland to the east. The M9 abuts the site to the north and the site is separated from Blackness Road in the south by more farmland.

Relationship to Townscape	The site is located just outwith the Linlithgow settlement envelope and forms part of an existing employment land boundary which encompasses the neighbouring Sun Microsystems development. The site is identified as expansion land for Sun Microsystems. It does not have any meaningful relationship with the townscape.
Landscape Fit – Intervisibility	Views should be safeguarded from the M9 and Blackness Road.
Landscape Fit – Skyline	The site does not command a skyline location.
Defined Boundary	The external boundaries of the site are defined by a mixture of mature trees, hedgerow and post and wire fence. To the north, the site is bounded by the M9.
On Site Constraints	There are no on site constraints.
Ground Conditions/ Natural Features	Phase 1 Habitat Survey notes: Grassland and Marsh to the north of the site and a small area of swamp tot eh south-west.
Trees	There is an attractive venue of trees in the south-west of the site which should be protected and retained.
Protected Species (biodiversity)	Unknown - Assessment required with SNH and TWIC. Scottish Natural Heritage have been consulted.
Green Network (CSGN)	No impact.
Access/Parking/Roads	Details in the WLLP 5.1 require access to be taken through the existing Sun Microsystem site and states that there should be no separate access onto Blackness Road. There is an existing historical access (single track) from Blackness Road leading to Springfield house and Farm however, an update on potential access arrangements will have to be checked with transportation colleagues.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	Concerns about general use class 5 & 6 on this site.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is allocated in the WLLP appendix 5.1 as expansion land for Sun Microsystems. The proposal supports the employment land allocation however seeks removal of the current WLLP 5.1 requirements relating to Sun Microsystems, single user occupier, Use Class 4 and suggests expanding the employment uses to classes 5 & 6. There is potential to support the change in allocation however, it should be restricted to high amenity 4, 5 and 6 given the sites location in the countryside at the entrance to the eastern part of Linlithgow.

<p><b>Proposed use – Retail/Residential/Employment (site area 3.32 Ha) on existing WLLP allocation ELI2 (number of housing units circa 83 if whole site developed for housing).</b>  <b>WLLP reference (if known/applicable) – ELI2</b>  <b>WLLDP reference – EOI-0015</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located to the north east of Linlithgow town centre and is shown in the WLLP as being allocated employment land (ELI2) within the settlement envelope. The site is currently in agricultural use.
Slope and Shape	The site is flat and triangular in shape.
Altitude and Exposure	The site is not at a high level or exposed.
Un-neighbourly/non conforming uses	The site is bounded by residential development to the east, south and west and Blackness Road to the north.
Relationship to Townscape	The site adjoins an area of existing residential development and would have the effect of extending development to Blackness Road.
Landscape Fit – Intervisibility	Built development would change the outlook from the rear of the existing houses. The site is visible from Blackness Road.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The external boundaries of the site are defined by a mixture of mature trees, hedgerow and post and wire fence. To the north, the site is bounded by Blackness Road.
On Site Constraints	Protection of the trees covered by TPO.
Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	The site is covered by a Tree Preservation Order which applies to a single oak tree in the north east corner of the site and 18 sycamore trees planted in a line along the west boundary of the site parallel with the road running from Blackness Road to Springfield Grange. Appropriate tree stand-off will be required.

Protected Species (biodiversity)	Unknown - require to be checked with SNH and TWIC. Scottish Natural Heritage have been consulted on this site.
Green Network (CSGN)	No impact.
Access/Parking/Roads	Access from Blackness Road (A803).
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	<p>Potential constraint - education capacity at Linlithgow Academy.</p> <p>Concern that it would be potentially damaging to the vitality and viability of the town centre to allocate part of the site for retail development. Halcrow Retail Report – assessment of individual proposals would be required.</p> <p>0142/P/98 Outline Planning Permission for erecting 2000 sqm business unit and residential development with associated roads and landscaping – Refused Permission 27 May 1998.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is allocated in the WLLP for employment use class, office campus style development. It is suggested that the current allocation is carried over however there are concerns about promoting the site for a mixed use development comprising retail, residential and employment in particular the impact on the town centre and the impact on surrounding residents from the retail element.

<b>Proposed use – Springfield West, Linlithgow (Residential site area 3.1Ha) (number of housing units, circa 77)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference EOI- 0016</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located to the north east of Linlithgow town centre and is shown in the WLLP as being outwith the settlement envelope of Linlithgow. The site is part of a designated area of great landscape value (AGLV) and is within the Linlithgow Palace and High Street Conservation Area boundary. The site is currently in agricultural use.
Slope and Shape	The site is broadly rectangular. The site slopes down towards Blackness Road from south to north with the incline increasing significantly towards the north and west.

Altitude and Exposure	The site is at a high level and exposed.
Un-neighbourly/non conforming uses	The site is bounded by residential development to the south and east, Blackness Road to the north and agricultural land to the east.
Relationship to Townscape	The site adjoins an area of existing residential development and would have the effect of extending development to Blackness Road.
Landscape Fit – Intervisibility	Built development would change the character of the area and, given the site levels, would be highly visible from the surrounding area. The site forms part of the AGLV and development at this location is likely to effect the setting of Linlithgow Palace and Loch.
Landscape Fit – Skyline	The site is on the skyline and is at a higher level than most of the surrounding land uses.
Defined Boundary	The site is bounded by a mixture of mature trees and post and wire fencing.
On Site Constraints	Site slope and elevations.
Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	There are a number of mature trees on the northern boundary which should be retained.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH and TWIC. Scottish Natural Heritage have been consulted on this site.
Green Network (CSGN)	No known issues.
Access/Parking/Roads	There is potential vehicle access from Bonnytown Terrace. Given site elevations it is unlikely that access could be from any other point without major excavation or junction realignment. Transportation to be consulted.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	Potential education constraint at Linlithgow Academy

	There is interest in using the northern part of the site as a playing field.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is AGLV outwith the settlement envelope of Linlithgow. The site is within the conservation area. Given the sites skyline location and varying levels development would be detrimental to the surrounding area.

<b>Proposed use – Retail (site area 3.32 Ha on existing WLLP employment allocation ELI2) WLLP reference (if known/applicable) – ELI2 WLLDP reference EOI-0020</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located to the north east of Linlithgow town centre and is shown in the WLLP as being allocated employment land (ELI8) within the settlement envelope. The site is currently in agricultural use.
Slope and Shape	The site is flat and triangular in shape.
Altitude and Exposure	The site is not at a high level or exposed.
Un-neighbourly/non conforming uses	The site is bounded by residential development to the east, south and west and Blackness Road to the north.
Relationship to Townscape	The site adjoins an area of existing residential development and would have the effect of extending development to Blackness Road.
Landscape Fit – Intervisibility	Built development would change the outlook from the rear of the existing houses but it is concluded that some development could nevertheless be satisfactorily absorbed.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The external boundaries of the site are defined by a mixture of mature trees, hedgerow and post and wire fence. To the north, the site is bounded by Blackness Road.
On Site Constraints	Protection of the trees covered by TPO.

Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	The site is covered by a Tree Preservation Order which applies to a single oak tree in the north east corner of the site and 18 sycamore trees planted in a line along the west boundary of the site parallel with the road running from Blackness Road to Springfield Grange. Appropriate tree stand-off will be required.
Protected Species (biodiversity)	Unknown – will require to be checked with SNH and TWIC. Scottish Natural Heritage have been consulted on this site.
Green Network (CSGN)	No impact.
Access/Parking/Roads	Access from Blackness Road (A803).
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	<p>Potential constraint - education capacity at Linlithgow Academy.</p> <p>Concern that it would be potentially damaging to the vitality and viability of the town centre to allocate part of the site for retail development. Halcrow Retail Report – assessment of individual proposals would be required.</p> <p>0142/P/98 Outline Planning Permission for erecting 2000 sqm business unit and residential development with associated roads and landscaping – Refused Permission 27 May 1998.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is allocated in the WLLP for employment use class, office campus style development. It is suggested that the current allocation is carried over however there are concerns about promoting the site for a mixed use development comprising retail, residential and employment in particular the impact on the town centre and the impact on surrounding residents from the retail element.

<b>Proposed use - Residential (site area 2 Ha)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0045</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The 'greenfield' site lies in the countryside to the east of Manse Road, with the established housing areas of Riccarton Drive to the west and Oaklands Park to the north. The site is designated in the adopted WLLP as an Area of Great Landscape Value (AGLV) lying outwith the settlement boundary. The site is currently used as farmland and is classified in the Macaulay land capability map as 3(1) Land Capable of producing a moderate range of crops.
Slope and Shape	The submission consists of two sites which are broadly rectangular in shape. The site in the south west is relatively flat whereas the site in the north east is undulating.
Altitude and Exposure	There is a notable gradient from the south to the north.
Un-neighbourly/non conforming uses	Adjoining uses include residential and agricultural.
Relationship to Townscape	The site is located in the countryside adjoining the south east edge of the Linlithgow settlement envelope. The site is currently designated as AGLV.  It should be noted that both sites adjoin the upper Linlithgow and Union Canal Conservation Area.
Landscape Fit – Intervisibility	The site is visible on approach from the south and from the surrounding residential areas of Oatlands Park and Riccarton Drive.
Landscape Fit – Skyline	The site commands a skyline location and forms an integral element of the AGLV as it meets Linlithgow. Built development would erode this clear boundary.
Defined Boundary	The external boundaries of the site are defined by a mixture of mature trees, hedgerow and stone wall. To the south, the boundary is open.
On Site Constraints	No notable constraints.
Ground Conditions/ Natural Features	There is no information regarding ground conditions. There are no notable features on the site.
Trees	There are a number of mature trees along the north, west and east boundaries which are worthy of retention and visually contribute to the setting of this area of Linlithgow.

Protected Species (biodiversity)	Unknown / will require to be checked with SNH and TWIC. Scottish Natural Heritage have been consulted on this site.
Green Network (CSGN)	There will be no impact on this site onto CSGN.
Access/Parking/Roads	Options for securing vehicular access to the site are limited and given the shape and location of the two sites it is likely that two access points will be required (one from Oaklands Park and one from Manse Road).  The eastern boundary of the site accommodates a route which is identified as part of the core path network.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	Potential constraint - education capacity at Linlithgow Academy.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is part of the countryside beyond the settlement envelope of Linlithgow. The site is currently designated as AGLV and is good quality farmland. The site forms a clear boundary to Linlithgow as you enter from the south on Manse Road.

<p><b>Proposed use</b> – Residential use (site area 40 Ha) seeking allocation in this LDP of 200 units, but site could potentially accommodate up to 500 units.  <b>WLLP reference (if known/applicable)</b> – n/a  <b>WLLDP reference</b> EOI-0054</p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located on the western side of Linlithgow and is shown in the adopted WLLP as lying outwith the settlement envelope. The site is designated in the adopted WLLP as an Area of Great Landscape Value (AGLV) which was recently quarried and is now partly restored.
Slope and Shape	The site is relatively rectangular with a variety of levels. The site dips into a bowl north of the A706 then slopes gently to the north before dropping down to Linlithgow marsh then on to the River Avon.
Altitude and Exposure	The centre of the site is higher than the surrounding land.

Un-neighbourly/non conforming uses	Adjoining uses are residential to the east and west, Linlithgow leisure centre to the south and the River Avon to the north.
Relationship to Townscape	The site is located in the countryside and is designated in the WLLP as an Area of Great Landscape Value (AGLV). The site has no immediate physical relationship with Linlithgow in terms of 'townscape', other than contributing to the overall rural setting on entering the town from the west.
Landscape Fit – Intervisibility	The site is visible from Mill Road and the A706.
Landscape Fit – Skyline	The site is visible from the A706 and Mill Road.
Defined Boundary	The site is bounded to the north by the River Avon, south by a stone wall and trees parallel to the A706, east by the residential area of Kettlestoun and a small number of residential properties, outwith the settlement envelope, to the east.
On Site Constraints	<p>The site is with the BP consultation zone with the pipeline following the western boundary of the site from north to south.</p> <p>There is a large area of marsh land to the east of the site which is likely to be undevelopable and the low lying northern area of the site is subject to flooding from the River Avon.</p>
Ground Conditions/ Natural Features	<p>Phase 1 Habitat Survey notes:</p> <p>North – Broad leaf woodland and scrub and low lying area of open water.</p> <p>Northeast - Semi-natural woodland next to the River Avon. A mature plantation with mostly native trees. There has been regeneration and underplanting and there is some typical woodland flora.</p> <p>Northwest – Linlithgow Marsh. Large area of marshy grassland with areas of swamp vegetation. On the side of the railway embankment there is dense scrub and behind that there is a broad leaved plantation. This site is occasionally grazed by ponies and some of the sward has been damaged. <i>Isolepis setacea</i> was found nearby, and is very rare in West Lothian.</p> <p>South – Woodland and scrub broad leaved</p> <p>West – Woodland and scrub dense and continuous</p> <p>East - Woodland and scrub dense and continuous</p>

Trees	There are a large number of mature trees throughout the site. In particular there are trees along the southern boundary with the A706 and a large woodland area in the centre of the site which contribute to the rural setting on entering Linlithgow. The boundary with the River Avon to the north is tree lined along the length of the site. Management and retention would require to be discussed with the council's arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH. Scottish Natural Heritage have been consulted on this site.
Green Network (CSGN)	No significant impact expected.
Access/Parking/Roads	Access to the site is likely to be via the A706. Consultation with Transportation colleagues required.
Watercourse within vicinity (potential flood risk)	The site is bounded by the river Avon to the north which is subject to flooding in this area. The Claud Burn is located on the western boundary of the site leading to the River Avon. Consultation with Graeme Hedger is required.
Other	Site is likely to be included in the Historic Scotland Inventory of Historic Battlefields – Battle of Linlithgow Bridge  There is a Right of Way in the northern part of the site parallel to the river avon.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is part of the countryside beyond the settlement envelope of Linlithgow. The site is designated as AGLV built development at this location would constitute a physical and intrusive incursion into the countryside, beyond the limit of existing development. The proposed allocation should, therefore, not be supported.

<b>Proposed use – Residential use (site area 0.64Ha) Circa 60 units.</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference EOI-0062</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located to the east of Linlithgow town centre and is shown in the WLLP as being white land within the settlement envelope. The site is vacant following demolition of a former petrol filling station. The site is considered to be infill brownfield.

Slope and Shape	The site is broadly rectangular in shape. There are varying levels within the site where the northern part of the site has been excavated.
Altitude and Exposure	The site is not exposed. Part of the site is at a lower level than the railway to the north.
Un-neighbourly/non conforming uses	Adjoining uses are residential to the south and west. There is a warehouse to the east which is occupied by Bowmore Distillers Limited.
Relationship to Townscape	Modern two and a half storey flats lie to the west and the St Magdalenes development to the south. This is mainly made up of three storey townhouses.
Landscape Fit – Intervisibility	Built development would change the character of Edinburgh Road but it is concluded that some development could nevertheless be satisfactorily absorbed.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The boundaries of the site are defined by a mixture of mature trees and heras fencing. To the north, the site is also bounded by the Edinburgh – Glasgow mainline railway.
On Site Constraints	Some remediation works may be required as there was a petrol filling station on the site. Consultation with the councils contaminated land officer is required.
Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	There are a number of mature trees around the site boundary which should be assessed. Management and retention will require to be discussed with the council's arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH. Scottish Natural Heritage have been consulted on this site.
Green Network (CSGN)	No significant issues.
Access/Parking/Roads	There are two existing access points onto Edinburgh Road which should be adequate for any proposed development.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.

Other	<p>Potential constraint - education capacity at Linlithgow Academy.</p> <p>Previous applications:</p> <p>0518/FUL/04: Erection of 2 No. 4 storey blocks providing 64 flats with associated access and parking – Refused permission 26 September 2006.</p> <p>0300/FUL/11: Creation of temporary car park – This consent expires on 27 June 2014.</p> <p>Potential noise issue from railway.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is an infill brownfield development within the settlement envelope of Linlithgow. I would suggest that 60 units may be excessive for the site.

<p><b>Proposed use – Mixed use development including retail, housing, hotel, care homes and greenspace plus associated infrastructure works including west facing slip onto M9 (site area 48 Ha) circa 600 homes</b>  <b>WLLP reference (if known/applicable) – n/a</b>  <b>WLLDP reference EOI-0103</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located outwith the settlement envelope of Linlithgow to the northeast of the town centre. The site is currently in agricultural use and is shown in the WLLP as white land. Blackness Road runs through the centre of the site.
Slope and Shape	The site is broadly rectangular in shape. The site is relatively flat and slopes down from north east to south west.
Altitude and Exposure	The northern part of the site is slightly higher than the surrounding area therefore more exposed.
Un-neighbourly/non conforming uses	Adjoining uses are agricultural and employment to the north and south, employment to the west and the M9 motorway to the east.
Relationship to Townscape	The site is outwith the settlement boundary therefore has no relationship to the townscape. Development at this location would extend the settlement boundary to M9.

Landscape Fit – Intervisibility	Built development would change the character of the area in particular the entrance to Linlithgow from the east. The site is visible from the surrounding area.
Landscape Fit – Skyline	The northern part of the site is on the skyline.
Defined Boundary	The boundaries of the site are defined by the M9 and employment allocation ELI8 to the north, residential, hedgerow and Blackness Road to the south, Blackness Road to the east and employment allocation ELI8 and Sun Microsystems to the west.
On Site Constraints	No visible constraints.
Ground Conditions/ Natural Features	Phase 1 Habitat survey  North eastern area grassland and marsh.
Trees	There is mature hedgerow around the boundary of the site and a few mature trees. Management and retention should be discussed with the council's arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH. Scottish Natural Heritage have been consulted on this site.
Green Network (CSGN)	No significant issues.
Access/Parking/Roads	There are two existing farm access points one on Blackness Road and one on the road to Kingsfield Farm.  The proposal includes a new motorway junction.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the vicinity of the site.
Other	There may be some constraints within the local catchment schools. The proposed development is a windfall site and such sites can only be supported if there is reasonable expected capacity within schools to accommodate the proposed development plus development that is already committed and development sites that are allocated in the adopted or emerging development plans.  PLANNING APPLICATION 0095/P/12 (Mixed use development including housing, hotel, care homes and green space plus associated infrastructure works including west facing slip onto M9 (site area 48Ha) circa 600 homes for Wallace Land – application withdrawn 16/04/12: <a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=689B350DF5312F0F17D691C9E1AB1DED?action=show&amp;appType=Planning&amp;appNumber=0095/P/12">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=689B350DF5312F0F17D691C9E1AB1DED?action=show&amp;appType=Planning&amp;appNumber=0095/P/12</a>

	<p>This application was being reported to West Lothian Planning Committee on 17/04/12 and was recommended to be refused.</p> <p>PLANNING APPLICATION 0518/P/13 – Part of EOI applied for, for Planning permission in principle for a 12.6 ha residential development including green space, SUDS, access roads and associated infrastructure at Land at Burghmuir A – was refused by West Lothian Planning Committee on 13/11/13 – may be subject to an appeal.</p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=E98A17D583DE3170FCC32BC29690B42B?action=show&amp;appType=Planning&amp;appNumber=0518/P/13">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=E98A17D583DE3170FCC32BC29690B42B?action=show&amp;appType=Planning&amp;appNumber=0518/P/13</a></p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The development of the site would have the effect of extending Linlithgow to the east.

<p><b>Proposed use – Residential use (site area 0.679Ha) Circa 17 units.</b>  <b>WLLP reference (if known/applicable) – N/A</b>  <b>WLLDP reference EOI-0105</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located to the west of Linlithgow town centre in Linlithgow Bridge and is shown in the WLLP as being white land within the settlement envelope. The west end of the site is currently in use as a container storage business the remainder of the site is vacant land following demolition of the timber warehouse. The site is considered to be infill brownfield.
Slope and Shape	The site is broadly rectangular in and is flat.
Altitude and Exposure	The site is not exposed. The site is at a lower level than the houses to the north.
Un-neighbourly/non conforming uses	Adjoining uses are predominantly residential.
Relationship to Townscape	The site adjoins an area of existing residential development there is also a residential property located at the east end of the site.
Landscape Fit – Intervisibility	Built development would change the outlook from the side of the existing house located at the east end of the site.

Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The external boundaries of the site are defined by a mixture of mature trees, hedgerow and post and wire fencing. To the south, the site is bounded by the Edinburgh – Glasgow mainline railway.
On Site Constraints	The existing access road is fairly narrow and the site is bounded to the south by the railway so there may be noise constraints. It is likely these issues can be resolved. There is a 15 m telecommunications monopole located at the west end of the site.
Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	There are a number of mature trees around the site boundary which should be assessed. Management and retention will require to be discussed with the council's arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH. SNH have been consulted on this site regarding potential impact on protected species.
Green Network (CSGN)	No issues.
Access/Parking/Roads	Vehicular access to the site is likely to be taken from the existing access onto Falkirk Road. The existing access is restricted in width therefore advice from Roads colleagues should be sought.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	Previous application for development of the former timber yard for 57 flats with associated parking and landscaping (0609/FUL/08) was refused permission in August 2008. The application was refused on the grounds that it was overdevelopment of the site, showed a poor relationship to the surrounding houses and townscape, issues relating to the access road, density, design, layout and education capacity at Linlithgow Academy.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site has potential to progress as an infill brownfield development within the settlement envelope of Linlithgow.

<p><b>Proposed use – The site would predominantly be used for residential purposes and a mix of housing and open space. Existing business uses could be retained and operate in conjunction with adjoining housing development.</b></p> <p><b>There may also be potential for leisure uses in association with the canal and small scale commercial development serving adjoining housing if necessary (site area 20 Ha). Number of units not known – dependant on the allocation and the masterplan. A range of densities are anticipated potentially approx. 22-25 to the hectare. Circa 500 units.</b></p> <p><b>WLLP reference (if known/applicable) – n/a</b></p> <p><b>WLLDP reference EOI-0114</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located outwith the settlement envelope of Linlithgow to the east of the town centre. The site is currently in agricultural use and is shown in the WLLP as white land.
Slope and Shape	The site is broadly rectangular in shape. The site slopes upwards from B9080 in the south towards the centre of the site before sloping downwards to the Union Canal and the Edinburgh/Glasgow mainline beyond.
Altitude and Exposure	The centre of the site is higher than the surrounding land uses and more exposed.
Un-neighbourly/non conforming uses	Adjoining uses are residential to the north and west, agriculture to the south and east.
Relationship to Townscape	The site is outwith the settlement boundary therefore has no relationship to the townscape. Development at this location would extend the settlement boundary to the B9080.
Landscape Fit – Intervisibility	Built development would change the character of the area in particular the entrance to Linlithgow from the east along the B9080. The site is visible from the surrounding area.
Landscape Fit – Skyline	The southern part of the site is on the skyline.
Defined Boundary	The boundaries of the site are defined by the Edinburgh/Glasgow mainline railway to the north, B9080 to the south, rear garden palisade fencing to the west and open farmland to the east.
On Site Constraints	Union Canal runs through the centre of the site.

Ground Conditions/ Natural Features	Phase 1 Habitat survey  Woodland and scrub through the centre of the site. Tall herb and fern along the northern boundary.
Trees	There are some mature trees around the boundary of the site Management and retention should be discussed with the council's arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH. SNH have been consulted on this site regarding potential impact on protected species.
Green Network (CSGN)	No significant issues.
Access/Parking/Roads	There is an existing access leading from the B9080 to Wilcoxholm Farm.
Watercourse within vicinity (potential flood risk)	The Union Canal runs through the centre of the site.
Other	<p>Education concerns - capacity issues at Low Porte Primary School; catchment change required, access issues and related to wider implications arising from possible developments elsewhere in Linlithgow which will all impact on capacity at Linlithgow Academy.</p> <p>PLANNING APPLICATION REF 0543/FUL/08 - Erection of a house with associated parking AT SITE AT WILCOXHOLM (WALLED GARDEN), EDINBURGH ROAD, LINLITHGOW granted 24/06/09:</p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=E98A17D583DE3170FCC32BC29690B42B?action=show&amp;appType=Planning&amp;appNumber=0543/FUL/08">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=E98A17D583DE3170FCC32BC29690B42B?action=show&amp;appType=Planning&amp;appNumber=0543/FUL/08</a></p> <p>This application was granted for a house for a retiring farmer and is linked via a section 75 agreement to the agricultural business at Wilcoxholm. If as the OS plan attached to the EOI indicates, the business premises is to be allocated for housing, the need for a house granted by 0543 would fail in terms of S75</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The development of the site would have the effect of extending Linlithgow to the southeast. Built development at this location would constitute a physical and intrusive incursion into the countryside, beyond the limit of existing development.

<b>Proposed use – Mixed use development (site area 0.1819Ha) circa 5 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference EOI-0128</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located at the west end of Linlithgow town centre and is shown in the adopted WLLP as white land lying within the settlement envelope. The site currently operates as a community recycling centre and is considered to be a brownfield site.
Slope and Shape	The site is rectangular and flat.
Altitude and Exposure	The site is not exposed. The site is at a slightly higher level than the surrounding residential and business uses.
Un-neighbourly/non conforming uses	The surrounding uses are business use and residential.
Relationship to Townscape	The proposed development would fit in well with the surrounding area and uses.
Landscape Fit – Intervisibility	The site is well screened behind the Braehead Business Units which front onto Braehead Road. The site is visible from the adjoining flats to the east.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The boundaries of the site are defined by a mixture of palisade fencing, stone walls, mature trees and close boarded fencing.
On Site Constraints	There are no obvious significant on site constraints.
Ground Conditions/ Natural Features	Given the site's present use an assessment may be required by the councils contaminated land officer. No notable natural features.
Trees	There are no trees within the site.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH. SNH have been consulted on this site regarding potential impact on protected species.

Green Network (CSGN)	No impact.
Access/Parking/Roads	There is existing access to the site. The road should be brought up to adoptable standard. Vehicular access to the site is likely to be taken from the existing access onto Falkirk Road. The existing access is restricted in width therefore advice from Roads colleagues should be sought.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	Potential constraint - education capacity at Linlithgow Academy. Education concerns - related to wider implications arising from possible developments elsewhere in Linlithgow which will all impact on capacity at Linlithgow Academy.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site has the potential to progress as an infill brownfield development within the settlement envelope of Linlithgow. Although the submission is for a mixed use development it would maybe work better if it was solely for business or residential due to the size of the site.

<b>Proposed use – Residential use (site area 2.622 Ha)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference EOI-0129</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located within the settlement envelope to the west of Linlithgow town centre and is adjacent to Linlithgow Bridge Primary School. The site is shown in the WLLP as land safeguarded for open space. The southern part of the site is a former tip therefore contamination maybe an issue.
Slope and Shape	The site is broadly rectangular in shape. There are varying levels throughout the site the southern part is very steep. There is a flat section to the north which is above the surrounding ground level.
Altitude and Exposure	The whole site is above the surrounding ground level and is fairly exposed.
Un-neighbourly/non conforming uses	Adjoining uses are residential to the north, south and east. Linlithgow Bridge Primary School is to the west.
Relationship to Townscape	The site adjoins an area of existing residential development.

Landscape Fit – Intervisibility	Built development would change the character of the area and, given the site levels, would be highly visible from the surrounding area.
Landscape Fit – Skyline	The site is on the skyline.
Defined Boundary	The boundaries of the site are defined by a mixture of self-seeded mature trees, long grass and post and wire fencing. To the west the site is bounded a footpath and Linlithgow Bridge Primary School.
On Site Constraints	Some remediation works may be required given the site former use as a tip. Consultation with the councils contaminated land officer is required.
Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	There are a couple of mature trees in the south part of the site which should be assessed. Management and retention will require to be discussed with the council's arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH. SNH have been consulted on this site regarding a potential significant impact on potential protected species.
Green Network (CSGN)	No significant issues.
Access/Parking/Roads	There is no vehicle access to the site. There is a footpath which leads from the end of East Mill Road and a desire line path which crosses the site though this is currently fenced off.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	Potential education constraint Linlithgow Academy.  There is interest in using the northern part of the site as a playing field.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is an area of open space within the settlement envelope of Linlithgow. There is no clear access point to the site and potential contamination. Given the sites skyline location and varying levels development would be detrimental to the surrounding area.

<b>Proposed use – Residential use (Site area 1.6Ha) Circa 40 units.</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference EOI-0131</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located on the western side of Linlithgow in Linlithgow Bridge and is shown in the adopted WLLP as white land lying within the settlement envelope. The site is greenfield and currently in agricultural use.
Slope and Shape	The site is relatively triangular and slopes from the houses at Avalon Gardens in the south to the M9 in the north.
Altitude and Exposure	Site is relatively unexposed and is elevated in the south.
Un-neighbourly/non conforming uses	Adjoining uses are residential to the south, the Mill Road to the west, agricultural to the east and the M9 motorway to the north.
Relationship to Townscape	Site would fit in well as an obvious extension to the existing housing development at Avalon Gardens to the south.
Landscape Fit – Intervisibility	Site is intervisible with surrounding housing.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The boundaries of the site are defined by mature trees, post and wire fencing, timber fencing and burn running down the east side of the site.
On Site Constraints	There is a burn in the east end of the site which is prone to flooding.  There may be noise constraint from proximity of the northern end of the site to the M9 motorway.
Ground Conditions/ Natural Features	The ground in the east of the site is prone to flooding therefore any proposal would require appropriate flood risk assessment to be carried out. GGP does not indicate any notable habitats on the site or anything from the 1993 Phase 1 Habitat Survey on the site.
Trees	There are a number of mature trees around the site boundary which should be assessed. Management and retention will require to be discussed with the council's arboricultural officer.

Protected Species (biodiversity)	No significant protected species, but an assessment required of the site by SNH and TWIC. SNH have been consulted on this site regarding a potential significant impact on potential protected species.
Green Network (CSGN)	No impact.
Access/Parking/Roads	There is an existing access gate in the south west area of the site which looks like it is not used frequently. In addition, at this point the speed limit changes to 60 mph advice from roads colleagues should be sought in case they have any concerns about accessing the site from this area.
Watercourse within vicinity (potential flood risk)	There is a watercourse at the eastern boundary of the site which is prone to flooding. Within the WLLP policy IMP 7 applies. As flooding is considered to be a risk on this site, developers will be required to support their planning application with a Flood Risk Assessment.
Other	There have been two previous planning applications on the site:  0403/P/98 - Outline Planning Permission for a 1.8 ha residential development was refused permission on 5 August 1998.  0961/P/98 - Outline Planning Permission for residential development. The application was withdrawn 31 July 1999.  Potential constraint - education capacity at Linlithgow Academy.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site has the potential to be taken forward as a housing site within the settlement envelope which would relate well to the existing residential area of Avalon Gardens provided any issues relating to flooding, access and education capacity can be resolved.

<b>Proposed use – MIXED USE, predominantly residential</b> <b>WLLP reference (if known/applicable) – n/a</b> <b>WLLDP reference EOI-0165</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located outwith the settlement envelope of Linlithgow to the northeast of the town centre. The site is currently in agricultural use and is shown in the WLLP as white land.

Slope and Shape	The site is broadly rectangular in shape. The site is relatively flat and slopes down from north east to south west.
Altitude and Exposure	The northern part of the site is slightly higher than the surrounding area therefore more exposed.
Un-neighbourly/non conforming uses	Adjoining uses are agricultural and residential.
Relationship to Townscape	The site is outwith the settlement boundary therefore has no relationship to the townscape. Development at this location would extend the settlement boundary to the east to Kingsfield Farm.
Landscape Fit – Intervisibility	Built development would change the character of the area in particular the entrance to Linlithgow from the east. The site is visible from the surrounding area.
Landscape Fit – Skyline	The northern part of the site is on the skyline.
Defined Boundary	The boundaries of the site are defined by Kingsfield Farm to the east and modern two storey residential properties to the east of the site.
On Site Constraints	No visible constraints.
Ground Conditions/ Natural Features	Phase 1 Habitat survey  North eastern area grassland and marsh.
Trees	There is mature hedgerow around the boundary of the site and a few mature trees. Management and retention should be discussed with the council's arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH. SNH have been consulted with regard to potential impacts on protected species.
Green Network (CSGN)	No significant issues, but could be opportunities to introduce woodland and public access into the countryside from the existing settlement of Linlithgow.
Access/Parking/Roads	There are no existing access points to the site other than from Kingsfield Farm east of the site, via a 'C' class road. Potential for link to EOI-0103 site with access off Blackness Road. Site within 400m of bus stop and opportunities to provide for pedestrian links. Potential to extend town bus service.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the vicinity of the site.

Other	<p>Education concerns - capacity issues at Low Porte Primary School; catchment change required; access issues; and related to wider implications arising from possible developments elsewhere in Linlithgow which will all impact on capacity at Linlithgow Academy.</p> <p>The site is covered mostly as class 2 and partly class 3.1 in terms of the MacAulay Maps and is therefore high quality in nature in terms of producing crops and its loss would be considered significant.</p> <p>There is also potential Air Quality impact from increased traffic in Linlithgow.</p> <p>There are also potential and flooding run off issues Sherriff's Park development impacted on by farming developments. Caution required.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The development of the site would have the effect of extending Linlithgow to the east.

<b>Proposed use – Residential use (site area 10 Ha) circa 250 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference</b>		
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	The site is located outwith the settlement envelope of Linlithgow and to the south east of the town centre. The site is currently used as farmland and is shown in the WLLP as AGLV.	
Slope and Shape	The site is broadly rectangular in shape. The site is flat and is slightly sloping from south to north.	
Altitude and Exposure	The site is not at a high level or exposed.	
Un-neighbourly/non conforming uses	Adjoining uses are residential to the north and south, farmland to the west and Donaldson's College is to the east.	
Relationship to Townscape	The site is outwith the settlement boundary therefore has no relationship to the townscape. Development at this location would extend the settlement boundary to Preston House.	
Landscape Fit – Intervisibility	Built development would change the character of the area in particular the views from Deanburn Road in the north. Although the site forms part of the AGLV it is relatively self-contained and would not be visible from the wider area to the south.	

Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The boundaries of the site are defined by the Union Canal and Deanburn residential area to the north, to the south by a number of mature trees, post and wire fencing to the east and open farmland to the west.
On Site Constraints	No visible constraints.
Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	There are a number of mature trees around the site boundary which should be assessed. Management and retention will require to be discussed with the council's arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH. SNH have been consulted with regard to impacts on protected species.
Green Network (CSGN)	No significant issues.
Access/Parking/Roads	Access to the site is via a private road which leads to Preston House and 6 houses in the walled garden beyond.
Watercourse within vicinity (potential flood risk)	The Union Canal bounds the site to the north. Preston Burn to the south west of the site and there are sluices on the site. Further consultation with the councils flood prevention officer is required.
Other	No Education capacity - capacity issues at existing schools. No capacity at Low Port and issues at Linlithgow Academy for larger scale development. Smaller scale development might be more favourable.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site forms part of the Bathgate hills area of great landscape value however is relatively self-contained in terms of relationship to the wider AGLV. Development would impact on residents in the Deanburn Road in terms of the character of the area. There is good access and few on site constraints. Development at this location would depend on whether the impact on the AGLV could be justified.

<b>Proposed use – Residential (subject to constraints), day centre, nursing home, education, function suite, hotel, restaurant, offices (site area 2.578Ha) circa 9-12 units.</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference EOI-0184</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is within the settlement envelope of Linlithgow but is not allocated for development in the WLLP. The listed building and grounds are currently vacant and have been declared surplus to requirement. It is intended that the council will dispose of the site for appropriate development. There is an approved planning brief for the site.
Slope and Shape	Site is relatively rectangular and flat.
Altitude and Exposure	The site is not exposed or at a high level.
Un-neighbourly/non conforming uses	The surrounding use is predominantly residential with agricultural use to the east.
Relationship to Townscape	This is a sensitive site within the settlement boundary of Linlithgow. It is fundamental that the listed building and gardens that form the site be developed in a manner that respects the character and setting of the listed building and preserves and enhances the conservation area. The planning brief provides specific details which must be adhered to.
Landscape Fit – Intervisibility	The site is visible from the surrounding housing areas of Clarendon Road in the north and Oatland Park in the south.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The boundaries of the site are defined by a mixture of mature trees, post and wire fencing and original stone walls, which should be retained and repaired.
On Site Constraints	There is a ha-ha in the centre of the southern garden area.
Ground Conditions/ Natural Features	Phase 1 Habitat notes: - Woodland and scrub, broad leaf scattered trees, cultivated /disturbed land and amenity grassland.
Trees	The woodland surrounding the house is mature and also contributes to its setting and therefore should not be considered for redevelopment. The trees enjoy preservation order protection by virtue of their location within the conservation area.  The garden to the south of the house should be retained as communal amenity space for those using the converted house.

	<p>The planted area to the north of the access road through the site should also be retained as such.</p> <p>The grounds serve an important role in providing the setting for the listed building and makes a significant contribution to the conservation area by virtue of its mature landscape setting. Given the number of mature trees within and around the site boundary a full tree survey should be undertaken in order to establish a programme for management and retention. This will require to be discussed with the council's arboricultural officer.</p>
Protected Species (biodiversity)	No significant protected species, but an assessment required of the site by SNH and TWIC. SNH have been consulted with regard to potential impacts on protected species.
Green Network (CSGN)	No significant issues
Access/Parking/Roads	<p>Access to the site is via the existing entrance onto Manse Road. Within the site, a new internal link will be required to give access to the south garden development area. The new access to the six plots should be constructed to 3.8 metres wide with intervisible passing places. The first 10 metres of the access should be 5.5 metres wide where it adjoins the existing road. This should be built to adoptable standard.</p> <p>The access is narrow and there is a lay-by already in existence within the site that could be re-designated as a passing place. There should also be second widening at the bell mouth into the proposed new access to the house plots to allow vehicles to pass each other if heading to or from the existing house. Given the low density anticipated, the internal roads should remain private.</p> <p>Parking for the converted house should be fitted carefully into the landscape setting.</p> <p>The planning brief allows the continuation of public access through the site as been previously enjoyed by the local community.</p>
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	<p>Clarendon House is listed and the site located within the Union Canal and Upper Linlithgow Conservation Area.</p> <p>0429/FUL/11 – Temporary planning permission has been granted (expires 25<sup>th</sup> August 2014) for change of use of part of the grounds into an operational base for environmental campaign including erection of polytunnel and shed. This area is in the south west of the site and is not identified for any particular use in the planning brief.</p> <p>Residential use may be difficult due to potential constraint with education capacity at Linlithgow Academy.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	There is a planning brief for the site which has been subject to extensive consultation and has been approved at Council Executive. It is expected that Finance & Estates will market the site for development in the near future.

<b>Proposed use – Residential use (0.090Ha) (one unit)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference EOI-0188</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located at the west end of Royal Terrace south of Linlithgow town centre and is shown in the adopted WLLP as white land lying within the settlement envelope. The site is now vacant following demolition of a council wooden teaching hut and is therefore considered to be a brownfield site.
Slope and Shape	The site is rectangular and flat.
Altitude and Exposure	The site is not exposed or at a high level.
Un-neighbourly/non conforming uses	The surrounding uses are residential and a telephone exchange.
Relationship to Townscape	Site would fit in well with the surrounding area as an infill single house plot.
Landscape Fit – Intervisibility	The site is visible from the rear of the surrounding properties to the west.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The boundaries of the site are defined by a stone wall and trees to the south and west and metal fencing to the north and east.
On Site Constraints	There are no obvious significant on site constraints.
Ground Conditions/ Natural Features	No notable ground conditions or natural features.
Trees	There are some mature trees in the south part of the site. Management and retention will require to be discussed with the council's arboricultural officer.
Protected Species (biodiversity)	No impact.

Green Network (CSGN)	No impact.
Access/Parking/Roads	There is an existing access onto Royal Terrace. The access is shared with the neighbouring telephone exchange building. Consultation with roads colleagues required.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	Potential constraint - education capacity at Linlithgow Academy.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site has the potential to progress as a single house plot through infill housing policy HOU 2 of the WLLP.

<b>Proposed use - Residential, circa 60 units WLLP reference (if known/applicable) – WLLDP reference EOI-0210</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is mostly Greenfield, but does contain an element of brownfield in the form the existing St Michael's Hospital and its grounds. The site is entirely out with the settlement envelope of Linlithgow in the adopted WLLP09 and is also partly within the Union Canal and Upper Linlithgow Conservation Area (part of the northern part of the site. The Union Canal SAM and towpath traverses the northern part of the site. Clarendon House, a category B listed building lies to the west of the site also. It is understood from the proposers submission that the hospital would remain insitu on the site. The sites boundary to the south would also be with the Bathgate Hills and Avon Valley AGLV.
Slope and Shape	The site slopes up from north to south.
Altitude and Exposure	The site, due to its elevated nature further to its southern end is relatively elevated and exposed.

Un-neighbourly/non conforming uses	None – the site has long established residential development to its western side and arable farming to the south and east.
Relationship to Townscape	In townscape terms, the site stands largely alone. There are long established residential development to the west, including Oatlands Park and Clarendon Mews Steading.
Landscape Fit – Intervisibility	The site if developed would be largely stand alone and would not be intervisible with other developments, except Oatlands Park and Clarendon House to the west
Landscape Fit – Skyline	The site its southern end would breach the skyline.
Defined Boundary	The site is defined by shelter belts and field boundaries to the south and east and residential back garden boundaries to the east.
On Site Constraints	The site at its northern end is within the zone for consultation with WOSAS on the Union Canal SAM. Obvious other on site constraints would be the deciduous woodland that it would be prudent to retain in amenity terms. The setting of Clarendon House would have to be considered, although the principal elevation faces west and not east, but nevertheless would still be a consideration.
Ground Conditions/ Natural Features	Unknown. The views of the council's contaminated land officer and the Coal Authority will be required tom determine the ground conditions. It is noted that atb the southern end of the site there is a small disused quarry.
Trees	Deciduous woodland shelterbelts within the sites should be retained in amenity terms and an appropriate stand-off agreed with Craig Sinclair, the councils arborist, if the site is to be supported for development.
Protected Species (biodiversity)	Unknown. No Phase 1 Habitat 1993 Survey info or SNH preferred Habitats come up in GGP. An assessment by TWIC and SNH would be required. The site is also partly class 2 in the Macaulay Map which is land capable of producing a wide range of crops at its northern and at its southern end is 3.1, land capable of producing a moderate range of crops. SNH have been consulted with regard to any impact on protected species.
Green Network (CSGN)	The site if developed would largely lead to a loss of a green area that would be contrary to the principles of CSGN as a national policy requirement of NPF2. However, as the site is on the edge of the settlement, a lower density is expected if the site is to be

	developed (the proposers suggest 60 units on a site with an area of 26 Ha). It is noted also from the submission, that landscaping would be provided to help integrate the development into the landscape also.
Access/Parking/Roads	Access is suggested by the proposers to be from the existing access to Clarendon Mews steading east of the site. This appears to be a steep access and would require also to become two way, it is a single track at the moment. It is unlikely any access could be shared from the St Michael's Hospital to the north east. The views of the council's Transportation Unit would be required. There appears to be no other obvious point of access. This access leads onto Manse Road and is close to the canal basin where the road narrows. This could be an issue.
Watercourse within vicinity (potential flood risk)	Union Canal lies to the north of the site. Unlikely to pose a flood risk, however the views of the councils flood prevention officer requires to be sought.
Other	<p>The site has the following catchment schools that Education will require to comment on in terms of projected future capacities: Low Port Primary, St Joseph's RC Primary, Linlithgow Academy, St. Kentigern's RC Academy</p> <p>PLANNING AND OTHER APPLICATIONS:</p> <p>Part of the EOI-0210 site has been subject to EIA Screening, PAC Notice and subsequent planning application.</p> <p>0005/PAC/13 – Proposal of application notice for residential development with associated open space and community facilities (grid ref. 300997 676577) AT LAND AT CLARENDON FARM, LINLITHGOW, EH49 6QR:</p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0005/PAC/13">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0005/PAC/13</a></p> <p>0058/EIA/13 - EIA screening request for a residential development with associated open space and community facilities (grid ref. 300997 676577) AT LAND AT CLARENDON FARM, LINLITHGOW, EH49 6QR – Decision, EIA required:</p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0058/EIA/13">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0058/EIA/13</a></p> <p>0177/EIA/13 - EIA scoping request for proposed major development in principle for residential development (indicative up to 195 units) with associated open space/community facilities (grid ref. 300997 676577) AT CLARENDON FARM, LINLITHGOW, EH49 6QR (Withdrawn):</p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show</a></p>

	<p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0177/EIA/13">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0177/EIA/13</a></p> <p>0511/EIA/13 - EIA Screening request for a residential development (Grid Ref. 300703 676499) AT CLARENDON FARM, LINLITHGOW, EH49 – Decision- EIA NOT required:</p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0551/EIA/13">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0551/EIA/13</a></p> <p>Planning application REF 0698/P/13 - Planning permission in principle for a 6.5ha residential development with associated engineering works and landscaping (Grid Ref. 300690 676535) LAND AT CLARENDON FARM, LINLITHGOW: Planning application is undetermined at the time of writing:</p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0698/P/13">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0698/P/13</a></p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The site would represent a significant intrusion into an otherwise undeveloped area of land that comprises largely arable farm land. The access to the site could also be problematic and projected school capacities could cause a problem.</p>

## LIVINGSTON

<b>Proposed use - Kirkton Business Centre, Kirk Lane, Livingston (NB related submissions EOI-0043 &amp; EOI-0117 &amp; also Buchanan House EOI-0208 &amp; EOI-0209 Nursing Home/Care Home/Retirement Flats/Pharmacy/Health Centre/Local Neighbourhood Centre/Retail uses (Circa 42 units if residential) WLLP reference (if known/applicable) – N/A WLLDP reference – EOI-0002</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield Site. Large extent of parking to north end (Some also to south end) and buildings in south and east of site. Site is within the settlement envelope i.e. within Livingston in the adopted WLLP.
Slope and Shape	Site is relatively flat in nature.
Altitude and Exposure	

	Not elevated and not exposed, site surrounded by roads and car parking.
Un-neighbourly/non conforming uses	Neighbouring uses – school (Livingston Village) to west across Kirk Lane. Public House (Livingston Inn) to south and some residential properties to the south. Residential to north (over Kirk North Road) and east (across Village Lane)
Relationship to Townscape	Site abuts Livingston Village conservation area to the south of the site and any development would require to be of an adequate quality so as to not detract with the setting of the conservation area. Otherwise, given the separation of roads from other neighbouring sites, the site has no significant townscape relationship.
Landscape Fit – Intervisibility	Site is within a developed townscape, but separated on three sides by roads and is relatively self contained. There could be a loss of some trees within the site potentially, but they are not considered to be of any particular significance. There is a landscape buffer at the southern end of the site with the Public House and several residential properties at Inn Place.
Landscape Fit – Skyline	Site does not command a skyline location.
Defined Boundary	There is a beech hedge to the north, west and east boundaries and provides a quality delineation to the site adjacent to roads at Kirkton North Road, Kirk Lane and Village Lane. The hedge should be retained if possible. An attractive stone wall to the south of the site bounding the conservation area should also be retained and provides an attractive boundary to the conservation area.
On Site Constraints	Existing buildings and hardstanding on site would require removal. Where some trees are to be retained this would require adequate stand off in terms of British Standards 5837:2005 requirements for protection of trees in construction.
Ground Conditions/ Natural Features	There are no ground conditions of any note, although a desk top assessment would be required by the councils Contaminated Land Officer to confirm no issues. No other significant natural features on the site other than woodland.
Trees	There are a number of mature deciduous trees in the site that could/should be retained where possible, particularly towards the southern end of the site. However where tree removal is necessary to redevelop the site, appropriate replacement planting would be required as necessary. The attractive Beech hedge around the site should similarly be retained if at all possible.
Protected Species (biodiversity)	Unknown, but unlikely to be any significant species on the site (i.e. EPS), given it is largely built out and in a relatively dense urban setting. Will require at least a desk top assessment and assessment by TWIC or SNH or Wildlife Information Centre to confirm if biodiversity assessment is required (for example, may be bats in trees that may be unknown). SNH have been consulted regarding potential impact from developing the site on protected species.
Green Network (CSGN)	Neutral impact in terms of CSGN

Access/Parking/Roads	Access could be taken via existing access from Kirk Lane and Kirkton North Road to the north or Village Lane to the east. Parking to serve any development site would be likely to be able to accommodated within the site.
Watercourse within vicinity (potential flood risk)	No watercourse or water body apparent on or adjacent to the site. River Almond is circa 175m to the south of the site and is out with the SEPA Flood Risk Maps. SUDs can be developed on site as appropriate.
Other	There is a significant constraint in the local catchment non denominational primary school (Livingston Village), which coincidentally lies across Kirk Lane to the west. A feasibility study is underway being paid for 50% by owners of this site and 50% by owners of Buchanan House site in terms of possibility of part of the Kirkton Business Centre site being given over to extending the school site.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site could be positively re-used for alternative local neighbourhood centre uses or residential use and is a well contained brownfield site that would benefit the amenity of the surrounding area if redeveloped for a conforming use in townscape terms. Residential amenity to south of site should be protected, there is however a retail capacity constraint in terms of convenience shopping.

<b>Proposed use - Residential Use 7.3ha (150 units)</b> <b>WLLP reference (if known/applicable) – Cousland Farm</b> <b>North of A705</b> <b>Livingston</b> <b>WLLDP reference: EOI-0012</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site lies in the countryside, outwith the settlement boundary as defined in the adopted WLLP. The site is currently in agricultural use.
Slope and Shape	The site is flat and rectangular in shape.
Altitude and Exposure	The site is relatively self contained with woodland forming the north, west and east boundaries. The site is open towards the A705 which forms the south boundary to the site.

Un-neighbourly/non conforming uses	Woodland to the north, east and west and the A705 and open countryside to the south of the site. The new crematorium is located on the other side of the woodland to the north of the site. There are two residential properties (West Long) which the south boundary wraps around.
Relationship to Townscape	The site is located outwith the settlement boundary as defined in the adopted WLLP, however the settlement boundary does extend to include the site to the south of the A705. The site is relatively enclosed and has an existing woodland buffer along its western edge which provides a physical separation between the site and the countryside to the west. To the east of the site, sit the Eliburn and Kirkton areas of Livingston which have a mix of residential, business and industrial uses.
Landscape Fit – Intervisibility	The site is relatively contained and screened by existing woodland belts around the perimeter and is visible only from the adjoining A705.
Landscape Fit – Skyline	The site has a woodland backdrop and is not likely to be visually intrusive on the skyline.
Defined Boundary	The boundaries are defined by post and wire fencing and the woodland to the north, east and west. The A705 defines the south boundary. There is timber palisade fencing around the residential properties. There is an access gate leading from the A705 onto the site onto a tarmac road which runs north to south through the site.
On Site Constraints	The BP Wilton Ethylene Pipeline cuts across the eastern edge of the site and the eastern half of the site is located within the 230metre wide buffer zone. Consultation will be required with BP and HSE to determine whether residential development would be permissible on the site.  There is a core path running north to south through the site.
Ground Conditions/ Natural Features	No ground conditions of any significant note. The land is in use for crop growing.
Trees	There are some individual trees located along the route of the road/path through the site. The remainder of the trees (woodland/shelter belts) are located outwith the site boundaries to the north, west and east.
Protected Species (biodiversity)	Unknown/will require to be checked with SNH. SNH have been consulted with regard to potential impact on protected species from developing the site.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access would be from the A705 subject to consultation with Transportation.
Watercourse within vicinity (potential flood risk)	There are no significant watercourses within or adjacent to the site.
Other	-

<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The key issue for the development of this site is the BP Ethylene Pipeline and its associated stand off and whether they would object to the allocation of the site for development, particularly residential use.</p> <p>If this issue can be overcome there may be scope to extend the settlement envelope to include this site, particularly given that the existing woodland provides natural site boundaries and that the site on the south of the A705 is already within the settlement boundary as defined in the adopted WLLP.</p>
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<p><b>Proposed use - Cousland Farm South of A705 Livingston Mixed use employment 15.3 ha WLLP reference (if known/applicable) – AN CDA employment allocation WLLDP reference EOI-0013</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield site. The site is currently in agricultural use. The site is within the settlement envelope of Livingston and has a CDA employment use allocation.
Slope and Shape	The site slopes from north to south and is rectangular in shape.
Altitude and Exposure	The site is particularly exposed on the south side, although is also open on the north side along the boundary with the A705. An existing treebelt along the west boundary provides some shelter.
Un-neighbourly/non conforming uses	No significant constraints.
Relationship to Townscape	To the east of the site, sit the Eliburn and Kirkton areas of Livingston which have a mix of residential, business and industrial uses. The site itself has no particular relationship with the existing townscape.
Landscape Fit – Intervisibility	Site would be visible from the south in particular and also from the west on the approach to Livingston along the A705.
Landscape Fit – Skyline	Site is exposed when viewed from the south but wooded backdrop to north limits impact on the skyline.
Defined Boundary	The boundaries are defined by post and wire fencing and the woodland belt to the west. The A705 defines the north boundary.

On Site Constraints	The BP Wilton Ethylene Pipeline cuts across the eastern edge of the site and the eastern half of the site is located within the 230metre wide buffer zone. Consultation will be required with BP and HSE to determine whether residential development would be permissible on the site.
Ground Conditions/ Natural Features	No ground conditions of any significant note. The land is in use for crop growing.
Trees	There are no trees on the site itself. There is a treebelt outwith the site which runs down the eastern site boundary.
Protected Species (biodiversity)	Unknown/will require to be checked with SNH. SNH have been consulted with regard to potential impact on protected species from developing the site.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access would be from the A705 subject to consultation with Transportation.
Watercourse within vicinity (potential flood risk)	The River Almond is located to the south of the site and there may be a potential flood risk in the south part of the site. A flood risk assessment will be required.
Other	-
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is already allocated for employment use in the adopted WLLP and the EOI requested that this allocation is continued. The EOI also states that the only barrier to development is foul drainage capacity. It should be considered whether this will be addressed through the West Livingston/Mossend CDA development and the timescales for this.

<b>Proposed use - Elburn Park, Livingston Residential use (approximately 80 units) mixed uses including class 4 and 5/ worship hall and community facilities. WLLP reference (if known/applicable) – WLLDP reference- EOI-0024</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Largely Greenfield site within settlement envelope and site allocated as part of larger employment allocation as site ELv28 for class 4 and 5 uses in the WLLP.
Slope and Shape	Site generally slopes from north of site down to the south of the site.
Altitude and Exposure	Site is only marginally elevated at the northern end of the site.
Un-neighbourly/non conforming uses	Worship Hall has planning permission south east of this site that has yet to be built. There are residential properties to the south and east and class 4 and 5 buildings and uses to the west and undeveloped employment allocation ELv26 to the north for class 4 and 5 uses. There are 3 sites across main roads and this site has clear defensible boundaries.
Relationship to Townscape	The site is self contained and has no significant townscape relationship, however, the scale and massing of any development should respect the existing built form of nearby class 4 and 5 employment uses.
Landscape Fit – Intervisibility	Only minor woodland and foliage over the site, however, sensitivity with residential neighbours to the south and east boundaries, albeit that these neighbours are over roads.
Landscape Fit – Skyline	Site does not command a significant skyline location (but is elevated when viewed from the south, but is seen against the backdrop of conifer planting, further north.
Defined Boundary	No defined boundary
On Site Constraints	No known constraints
Ground Conditions/ Natural Features	No ground conditions of note, however, require detailed assessment by the council's contaminated land officer for clarity.

Trees	Small trees within and around the site (and bushes), not of any significance however. Replacement and/or buffer planting could be provided within the site or around it as appropriate.
Protected Species (biodiversity)	Unlikely, but will require checking with TWIC and SNH as appropriate in terms of requirements for biodiversity assessment. SNH have been consulted with regard to potential impact on protected species from developing the site.
Green Network (CSGN)	No significant issues
Access/Parking/Roads	Access could be taken via the existing access to the existing employment site or off Appleton Parkway as appropriate, subject to agreement of Transportation. Vehicular access to the A705 to the south is unlikely due to the slope of the land and bushes and woodland buffer.
Watercourse within vicinity (potential flood risk)	No watercourse within the vicinity of the site but there is a SUDs pond south west of the site on a neighbouring site. This would be a good location of any SUDS pond on this site. The councils Flood Prevention Officer requires to give his views on the proposals.
Other	<p>Previous application ref 0675/07 planning permission granted on 11 April 2008 for 22,838sqm industrial and office development with land reserved for ancillary uses over the entire site. Some ground works have begun. Planning permission granted for Jehovas Witness Hall to the south of the site, but work is still to begin on site.</p> <p>APPLICATION HISTORY AND PAC NOTICES:</p> <p>PAC NOTICE – 5368/PAC/11 – for mixed use development class 4, 5 and 6 and residential development at Eliburn Park, Livingston for Gladman, submitted 2011. Led to subsequent application below:</p> <p>0056/P/12 - Planning permission in principle for the erection of a 6.8ha mixed use development (grid ref. 302917 667279 AT LAND AT ELIBURN OFFICE PARK, ELIBURN, LIVINGSTON EH54 6GR – Council minded to grant planning permission subject to a section 75 legal agreement as of 30/05/12 – As of 11.12.13 legal agreement has still not been signed off:</p> <p>-</p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0056/P/12">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0056/P/12</a></p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	No significant constraints, however, if site is not to continue to be allocated for employment uses, there could be a potential loss of employment land as an issue which will require comment from Economic Property Management. Also, there would be likely to be an education constraint from developing this site for mainstream housing development and this will require to be checked with Education Services.

<b>Proposed use - Site at MacIntosh Road, Kirkton Campus, Livingston  (Existing employment allocation ELv44)Extend existing allocated use of class 4 (business) and 5 (general industrial) to also class 6 (storage and distribution)  WLLP reference (if known/applicable) – ELv44  WLLDP reference: EOI-0036</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site is within the settlement envelope of Livingston and is an allocated employment site ELv44, which is allocated for class 4 (business) and class 5 (general industrial) uses in the adopted West Lothian Local Plan 2009 (WLLP). The only requirements set out in Appendix 5.1 of this plan are that access to the site must be from MacIntosh Road. The site is also within an employment area covered by policies EM5 and EM6 in the WLLP also.
Slope and Shape	The site is principally flat in nature.
Altitude and Exposure	The site has little altitude and would be significantly exposed due to woodland shelterbelts on the west of the site against the prevailing wind and north of the site and there is also low bush foliage to the south of the site.
Un-neighbourly/non conforming uses	Not an issue of any significance as the site is within an employment area under policies EM5 and 6 in the WLLP, i.e. Kirkton Campus and there is a class 4 use to the south of the site and a class 6 use to the north.
Relationship to Townscape	Any development of the site would benefit from elevational orientation to the south and east to maximise the positive impact of any building on visual quality.
Landscape Fit – Intervisibility	There are no significant negative detrimental intervisibility issues as the site would read as on a of a number of employment uses in the locality.
Landscape Fit – Skyline	The site is not on the Skyline.
Defined Boundary	The site is bounded to the east by MacIntosh Road and to the west and north by woodland, and by car parking for Sky to the south.
On Site Constraints	There are no obvious on site constraints.
Ground Conditions/	There are no obvious ground condition issues. The councils contaminated land officer will have his views sought on the ground

Natural Features	conditions as well as the Coal Authority, but given that the site is already allocated for development, this is not considered to be a major concern.
Trees	There is woodland to the north and west of the site and bushes to the south that will require an adequate stand off for tree protection. Introduction of an amenity avenue of trees/soft landscaping to mirror that to the south of the site should also be considered at the eastern side of the site.
Protected Species (biodiversity)	There are no obvious EPS on site. The Phase 1 Habitat Survey 1993 indicates a site made up of grassland and marsh and mixed woodland and scrub plantation. A consultation with SNH and TWIC will be required to confirm if there is any presence of EPS on the site or otherwise. SNH have been consulted with regard to potential impact on protected species from developing the site.
Green Network (CSGN)	No significant impact or opportunity to enhance the CSGN. We are awaiting overlay information on CSGN from Calcorn that may be able to help with this.
Access/Parking/Roads	Access will be from MacIntosh Road as set out in Appendix 5.1 of the WLLP. An adopted footpath runs about three quarters of the way down the site that should be continued with any development. Transportation would require to give their views on the suitability or otherwise of introducing a class 6 use at this location, in terms of the capacity of the surrounding road network and the distance from the A89 and M8 motorway.
Watercourse within vicinity (potential flood risk)	No obvious watercourse – confirmation will be required on whether a DIA or FRA is required by the councils Flood Prevention Officer.
Other	Planning application 0873/FUL/07 for a 2912sqm business and industrial units was granted on 3 March 2008.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site could be potentially used for class 6 uses

<p><b>Proposed use - Residential – housing or flats, nursing/care home, retirement flats, occupancy to be restricted by conditions /section 75 agreement, Health Centre/Pharmacy and small scale retail and non retail uses. Kirkton Business Centre, Kirk Lane, Livingston</b></p> <p><b>WLLP reference (if known/applicable) – n/a</b> <b>WLLDP reference: EOI-0043</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield site, large extent of parking to North end of site (some also at south end of site) and buildings in south and east of site. Limited open space and some mature trees in south of site.
Slope and Shape	Site is relatively flat in nature.
Altitude and Exposure	Not elevated and not exposed, site surrounded by roads and car parking.
Un-neighbourly/non conforming uses	Neighbouring uses – school, i.e. Livingston Village Primary to west across Kirk Lane. Public House (Livingston Inn) to south and some limited residential to the south. Residential to the north (across Kirkton North Road) and east also (across Village Lane)
Relationship to Townscape	Site bounds Livingston Village conservation area to the south, so any development would require to be of a sufficient quality so as to not adversely effect or at least have a neutral impact on the setting of the conservation area. Otherwise, given the separate nature of roads with other neighbouring sites, the development site has no significant townscape relationship.
Landscape Fit – Intervisibility	Site is within an urban area and is a well established and developed townscape and is separated on three sides by roads, so is relatively self contained. The redevelopment of the site could lead to a loss of trees potentially, but there may not be any of outstanding significance. There should be consideration of a landscape buffer to the public house to the south of the site i.e. non conforming use could be a residential use to this already insitu lawful use.
Landscape Fit – Skyline	Site does not command a skyline location.
Defined Boundary	There is a beech hedge in the north, west and east boundaries that achieves a high quality site delineation. There is also a stone wall to the south of the site that provides a good buffer with the public house, residential properties and in fact the conservation area. All should be retained if possible.

On Site Constraints	Existing buildings and hardstanding are likely to require removal. Tree protection/retention is also required for mature deciduous trees within the site, particularly to the south of the site, where it is considered their health is good (check with councils arborist may be required)
Ground Conditions/ Natural Features	There are no obvious ground condition issue of any note, but would pertinent to have at least a desk top assessment undertaken by the council's contaminated land officer.
Trees	There are a number of mature deciduous trees within the site that should be retained where possible, particularly to the south of the site and if removed there would require to be replacement planting as necessary and also the beech hedge around the site should be retained.
Protected Species (biodiversity)	This is unknown, but it is considered unlikely. Fuller assessment would be required by SNH and or TWIC. SNH have been consulted with regard to potential impact on protected species from developing the site.
Green Network (CSGN)	No significant issues
Access/Parking/Roads	Vehicular access could be taken from an existing access from Kirk Lane and Kitkton North Road to the North or Village Lane to the east. Parking to serve any development site would be likely to be able to be accommodated within the site.
Watercourse within vicinity (potential flood risk)	No watercourse or water body apparent on the site. River Almond is circa 175m south of the site. The site is out with the SEPA Flood Risk Maps on GGP. SUDS required on site appropriate.
Other	Livingston Village PS catchment, significant constraint on mainstream housing, however study underway with Buchanan House sites owner Mr Stewart (EOI-0208 & EOI-0209) on possibility of of some of this site being used to extend the school to deal with the education constraint
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site could be positively re-used for alternative town centre uses or residential use and is well contained brownfield site that would benefit the amenity of the local area if re-developed for a conforming use, in townscape terms.

<p><b>Proposed use - Site East of HLv59 site, Murieston Road, Livingston Residential/mixed use (including commercial and recreation (Circa 90 units as put forward by proposer) site area 45Ha</b>  <b>WLLP reference (if known/applicable) –</b>  <b>WLLDP reference: EOI-0055</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield site outwith settlement envelope of Livingston in the adopted WLLP that is covered by the Livingston Countryside Belt designation and also part of the development area for the employment site at Linhouse, ELv54.
Slope and Shape	Site slopes from north to south towards the Edinburgh to Glasgow Central railway line, but could easily be developed.
Altitude and Exposure	Although the site is not significantly elevated and it will be exposed to the prevailing wind.
Un-neighbourly/non conforming uses	The Edinburgh – Glasgow Central Railway line traverses the southern boundary of the site and could have implications in terms of railway noise to any residential properties, unless there is an appropriate stand off as confirmed with Environmental Health and in accordance with Network Rail guidance, government guidance on noise in PAN56 and the councils approved Planning and Noise SPG.
Relationship to Townscape	Although the site would be read against Murieston Road to the north and the residential properties beyond this and to some extent against the allocated site HLv59, the development of this site would represent a significant and negative incursion into the countryside beyond the existing well defined and consistent settlement envelope
Landscape Fit – Intervisibility	Given that the site will represent a significant largely negative incursion into the landscape beyond a well defined settlement boundary at the moment. It will be intervisible only partly therefore with the settlement of Livingston. The countryside belt provides an obvious buffer at the moment between Livingston and the railway line to the south and this development would significantly breach that buffer.
Landscape Fit – Skyline	The site elevates from the north to the south, but is not significant, however, there would be a breach of the skyline when the site is viewed from the north to the south.
Defined Boundary	To the north the site has a defined boundary of existing residential properties at Wellview Land and also Wellhead Farm and Murieston Road beyond this. To the east is a woodland belt and informal footpath that provides the softened edge to the employment allocation ELv54. To the south is the Edinburgh – Glasgow Central Railway line and to the west is a narrow shelterbelt of trees the neighbouring arable field.

On Site Constraints	No obvious on site constraints apart from some overhead telephone cables on site. Site also contains a small abandoned hose on the north western side that has been subject to an application in 2011 ref 0214/FUL/11 that was refused and although not listed has some architectural merit.
Ground Conditions/ Natural Features	No obvious ground condition features. However, given history in locality of deposition of ash under Midlothian County Council days, consultation is required with the contaminated land officer. Also, the Coal Authority views require to be sought on the proposals.
Trees	Woodland belt on the western boundary and more significant woodland on the eastern side of the site. Only minor woodland exists within the site, the loss of which would not be a significant concern. Any new development would require significant woodland planting to provide adequate buffers to the railway line and existing properties to replace any trees lost and provide a softened edge to the settlement of this allocation is to be supported.
Protected Species (biodiversity)	GGP does not indicate any notable habitats on the site or anything from the 1993 Phase 1 Habitat Survey on the site. To the east of the site is a broadleaved woodland and scrub buffer to the ELv54 allocation and also small areas beyond the site boundaries in the north and west of the site. Also, part of the eastern area of woodland outwith the site contains Grassland and Marsh as part of the Linhouse Water. The site may however require to be subject to analysis by TWIC and SNH as appropriate as to whether a full biodiversity assessment would be required for the site. Given the nature of the site as an arable field, it is thought that any EPS on the presence of any EPS on site will be unlikely. SNH have been consulted with regard to potential impact on protected species from developing the site.
Green Network (CSGN)	No significant impact – awaiting GIS/GGP overlay information from CAIcorn on the CSGN.
Access/Parking/Roads	It is unclear what the access to the site will be, however, it will be likely from Murieston Road. An existing access track runs north to south to Murieston Road that may well prove to be a good access point. This will require the clarification of Transportation. It is noted that allocated site HLv59 immediately west of this site requires a 40m junction spacing.
Watercourse within vicinity (potential flood risk)	There are some minor watercourses within the vicinity of the site and given site HLv59 to the west requires a FRA, it is likely that this site will also require a FRA. This will require to be confirmed by the councils Flood Prevention Officer. The site does not show up on the SEPA Fluvial Flood Risk Maps however.
Other	None
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The development of this whole site would represent a significant incursion into an existing area of designated protected countryside that provides a clearly defined rural backdrop to the southern end of Livingston beyond the extent of existing development south of Murieston Road and the Edinburgh - Glasgow Central Railway Line. There may however be scope for part of the site to be allocated south of Murieston Road, provided its depth does not go beyond that of the existing development pattern south of the road.</p> <p>In terms of Macaulay Land Capability, the site is almost wholly 4.1, i.e. land capable of producing a narrow range of crops. Part of the site to the east is covered by 3.1, i.e. land capable of producing a moderate range of crops.</p>

<b>Proposed use - Site at Wellhead Farm, Livingston Mixed used, but primarily residential development (housing figures would be determined through a masterplan process)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference: EOI-0055</b>		<b>Date –</b> <b>06/10/11</b>
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	Greenfield site outwith settlement envelope of Livingston in the adopted WLLP that is covered by the Livingston Countryside Belt designation and also part of the development area for the employment site at Linhouse, ELv54. This submission is the same as EOI site 0051, except it includes the farm buildings at Wellhead Farm.	
Slope and Shape	Site slopes from north to south towards the Edinburgh to Glasgow Central railway line, but could easily be developed.	
Altitude and Exposure	Although the site is not significantly elevated and it will be exposed to the prevailing wind.	
Un-neighbourly/non conforming uses	The Edinburgh – Glasgow Central Railway line traverses the southern boundary of the site and could have implications in terms of railway noise to any residential properties, unless there is an appropriate stand off as confirmed with Environmental Health and in accordance with Network Rail guidance, government guidance on noise in PAN56 and the councils approved Planning and Noise SPG.	
Relationship to Townscape	Although the site would be read against Murieston Road to the north and the residential properties beyond this and to some extent against the allocated site Hlv59, the development of this site would represent a significant and negative incursion into the countryside beyond the existing well defined and consistent settlement envelope.	
Landscape Fit – Intervisibility	Given that the site will represent a significant largely negative incursion into the landscape beyond a well defined settlement boundary at the moment. It will be intervisible only partly therefore with the settlement of Livingston. The countryside belt provides an obvious buffer at the moment between Livingston and the railway line to the south and this development would significantly breach that buffer.	
Landscape Fit – Skyline	The site elevates from the north to the south, but is not significant, however, there would be a breach of the skyline when the site is viewed from the north to the south.	
Defined Boundary		

	To the north the site has a defined boundary of existing residential properties at Wellview Land and also Wellhead Farm and Murieston Road beyond this. To the east is a woodland belt and informal footpath that provides the softened edge to the employment allocation ELv54. To the south is the Edinburgh – Glasgow Central Railway line and to the west is a narrow shelterbelt of trees the neighbouring arable field.
On Site Constraints	No obvious on site constraints apart from some overhead telephone cables on site. Site also contains a small abandoned hose on the north western side that has been subject to an application in 2011 ref 0214/FUL/11 that was refused and although not listed has some architectural merit.
Ground Conditions/ Natural Features	No obvious ground condition features. However, given history in locality of deposition of ash under Midlothian County Council days, consultation is required with the contaminated land officer. Also, the Coal Authority views require to be sought on the proposals.
Trees	Woodland belt on the western boundary and more significant woodland on the eastern side of the site. Only minor woodland exists within the site, the loss of which would not be a significant concern. Any new development would require significant woodland planting to provide adequate buffers to the railway line and existing properties to replace any trees lost and provide a softened edge to the settlement of this allocation is to be supported.
Protected Species (biodiversity)	GGP does not indicate any notable habitats on the site or anything from the 1993 Phase 1 Habitat Survey on the site. To the east of the site is a broadleaved woodland and scrub buffer to the ELv54 allocation and also small areas beyond the site boundaries in the north and west of the site. Also, part of the eastern area of woodland outwith the site contains Grassland and Marsh as part of the Linhouse Water. The site may however require to be subject to analysis by TWIC and SNH as appropriate as to whether a full biodiversity assessment would be required for the site. Given the nature of the site as an arable field, it is thought that any EPS on the presence of any EPS on site will be unlikely. SNH have been consulted with regard to potential impact on protected species from developing the site.
Green Network (CSGN)	No significant impact – awaiting GIS/GGP overlay information from CALcorn on the CSGN.
Access/Parking/Roads	It is unclear what the access to the site will be, however, it will be likely from Murieston Road. An existing access track runs north to south to Murieston Road that may well prove to be a good access point. This will require the clarification of Transportation. It is noted that allocated site HLv59 immediately west of this site requires a 40m junction spacing.
Watercourse within vicinity (potential flood risk)	There are some minor watercourses within the vicinity of the site and given site HLv59 to the west requires a FRA, it is likely that this site will also require a FRA. This will require to be confirmed by the councils Flood Prevention Officer. The site does not show up on the SEPA Fluvial Flood Risk Maps however.
Other	None

<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The development of this whole site would represent a significant incursion into an existing area of designated protected countryside that provides a clearly defined rural backdrop to the southern end of Livingston beyond the extent of existing development south of Murieston Road and the Edinburgh - Glasgow Central Railway Line. There may however be scope for part of the site to be allocated south of Murieston Road, provided its depth does not go beyond that of the existing development pattern south of the road.</p> <p>In terms of Macaulay Land Capability, the site is almost wholly 4.1, i.e. land capable of producing a narrow range of crops. Part of the site to the east is covered by 3.1, i.e. land capable of producing a moderate range of crops.</p>
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<b>Proposed use - Deer Park Avenue – Proposed Hotel Use Hotel use (Class 7)</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference: EOI-0057</b>		<b>Date –</b>  <b>03/10/11</b>
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	Partly Greenfield (Part of golf course) partly car parking, within area designated in the adopted WLLP as protected open space under policy COM2.	
Slope and Shape	Gentle slope from north to south, but site is generally flat in nature.	
Altitude and Exposure	Site at northern end of Livingston and is more elevated than land further south in Livingston. Site is screened by woodland and flats to the north however, which partially helps to minimise exposure, although prevailing wind is from the south west	
Un-neighbourly/non conforming uses	Neighbouring uses are golf course (to the south and east) and residential uses to the north and golf club and country club to the west.	
Relationship to Townscape	Only flats to the north of the site, six storeys in height. Golf utility storage building to the west and also converted listed building, Deer Park Country Club itself lies to the south west of the site beyond the general storage building.	
Landscape Fit – Intervisibility	Site would be read against the backdrop of flatted development. There is some deciduous and conifer woodland to the south of the site that should be retained.	
Landscape Fit – Skyline	Six storey flats to north and woodland provide a backdrop for the site when viewed from the south. There is the car park and country club to the south west of the site beyond the general green steel clad general purpose storage building for the golf club. Dependent on the size of the hotel, there could be some skyline impact, but given back drop of flats and distant views for most parties viewing the site from the south, the site would likely be able to be accommodated is loss of protected open space in the WLLP and car parking can be reconciled.	

Defined Boundary	Conifer trees and road to the north and fence to the west of the site and Country Club to the south west of the site.
On Site Constraints	No on site constraints known.
Ground Conditions/ Natural Features	No ground conditions of any note on site, will require at least a desk top assessment by contaminated land officer for clarity.
Trees	Conifers to the north (across Knightsbridge Road) and deciduous woodland to the south that would need to be retained.
Protected Species (biodiversity)	Unknown, but given existing hardstanding on site unlikely any issues – will require assessment by TWIC and SNH as appropriate, at least by way of a desktop assessment. SNH have been consulted with regard to potential impact on protected species from developing the site.
Green Network (CSGN)	No significant issues
Access/Parking/Roads	Access could be taken from Knightsbridge Road, but capacity will require careful assessment with Transportation, given existing uses and extent of these and properties served already by this road.
Watercourse within vicinity (potential flood risk)	No, but will require assessment in conjunction with eth councils Flood Prevention Officer in terms of requirements for FRA and DIA.
Other	Planning application for a hotel on this site (ref 0959/FUL/07) refused (contrary to recommendation to grant) and appeal dismissed 25/06/09. Also, local residents have raised a significant number of objections to this EOI Site and other EOI Muir Homes sites refs EOI-0058, EOI-0059 and EOI-0060.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site could be developed, previous application for hotel use was recommended to be granted, provided all other consultees both internal and external raise no significant issues or concerns, but unlikely LDP would in itself allocate a site specifically for a hotel in this location.

<b>Proposed use - The Stables, Deer Park, Livingston, RESIDENTIAL USE</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference- EOI-0058</b>	
<b>CONDITION &amp; SETTING</b>	General comments
Present Use Brownfield/greenfield/ruin/mixed	Site is partly brownfield and contains site of old square stables building and also a substation walls of steading and partly intact (see photographs).
Slope and Shape	Site is relatively flat in nature, slight slope north to south.
Altitude and Exposure	Site is unexposed and not significantly elevated and is relatively flat in nature.
Un-neighbourly/non conforming uses	Site is close to Deer Park Country Club building to the north of the site which may functions in that cause noise disturbance to any subsequent residential neighbours on site.
Relationship to Townscape	Modern two storey houses lie to the west of the site and the one and a half storey country Club Building to the north.
Landscape Fit – Intervisibility	There is a small copse of trees in the site of limited value. The buildings/walls on the site may benefit from retention and conversion as appropriate as there is some visual quality to the remaining structure and wall and the and entrance to the north side of the site.
Landscape Fit – Skyline	The site does not command a skyline location and would have the backdrop of the Country Club building, car park and flatted block further north and two and three storey houses to soften any visual impact.
Defined Boundary	There is hedge and former steading walls at the north end of the site that define the sites boundary. The rest of the iste is not well defined in terms of boundaries.
On Site Constraints	Access to site and car parking would be likely to come via Golf Course Road. There is no access available through the Country Club Park that is fenced off.
Ground Conditions/ Natural Features	There are no obvious ground conditions of any note on the site.

Trees	There is a small copse of trees in the site, the loss of which would not be considered
Protected Species (biodiversity)	None known, but this will require a check with SNH and TWIC as appropriate to determine if any biodiversity assessment will be required or otherwise (considered unlikely) SNH have been consulted with regard to potential impact on protected species from developing the site.
Green Network (CSGN)	No specific issues
Access/Parking/Roads	Access presumably off Golf Course Road or through car park from north (unlikely however and dependant on number of units already being served). This will require Transportation comments.
Watercourse within vicinity (potential flood risk)	No flood risk obvious or watercourse within the vicinity of the site. Will require a more detailed assessment by the councils Flood Prevention Officer.
Other	Previous planning application for flatted development on site (including a wider larger site) was withdrawn 21/01/2008 under reference 0958/P/07.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site could contain a limited residential development that could retain stable walls of some historic and architectural merit. Access of site however requires to be clarified with Transportation as does acceptability and compatibility of introducing a residential use to close to Deer Park Country Club building that has a lawful use and could impact on the amenity of future residents.

<b>Proposed use - Residential use, circa 34 units (site area 1.36Ha) at deer Park Golf Club, Livingston</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference EOI-0059</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site is technically brownfield, although is being used for the most part as part of Deer Park Golf Course and is protected open space under policy COM2 of the WLLP. The site does however contain more obvious brownfield elements of land in the form of soil and stone bunding at the north end of the site.

Slope and Shape	Site slopes from north to south gradually.
Altitude and Exposure	Site is not significantly elevated, but is exposed to the south and west and therefore is exposed to the prevailing wind from the south west. There is a well used lit public footpath that traverses north/south to the east of the site and there are class 4 offices beyond that. There are 6 storey flats to the north of the site beyond Knightsbridge Road.
Un-neighbourly/non conforming uses	None
Relationship to Townscape	There are six storey flats at Deer Park Heights to north of the site across Knightsbridge Road. There are three storey modern office buildings to the east across the footpath, the nearest of which is 50m from the edge of the site. The majority of the site is however golf course, to the southern end, containing some deciduous woodland.
Landscape Fit – Intervisibility	Loss green space, presently protected within settlement as a policy COM 2 site would be a concern, albeit the site is partly brownfield in nature and permitting this site to be developed may also set an undesirable precedent.
Landscape Fit – Skyline	Site would be partly exposed from the west and south but is not on the skyline as such and would be read against the backdrop of existing built development to the north and east when viewed from the south, but would be clearly visible from the west.
Defined Boundary	A fence and entrance wall delineates part of the boundary to the north of the site, otherwise there is a delineation of woodland and bushes on the eastern boundary with the Business Park
On Site Constraints	Non obvious, although part of site contains some deciduous woodland, the loss of which would be a concern.
Ground Conditions/ Natural Features	No ground conditions or features of any significant note.
Trees	There is deciduous woodland on parts of the site and on the eastern boundary would represent some loss if removed, but not of any significance. Replacement planting to accompany any new development could be incorporated into the site.
Protected Species (biodiversity)	None obvious, however, there will require to be input from the TWIC and SNH possible as appropriate. Parts of site that contain woodland identified in the 1993 Phase 1 Habitat Survey from GGP. SNH have been consulted with regard to potential impact on protected species from developing the site.
Green Network (CSGN)	No significant issues or negative impacts on CSGN.

Access/Parking/Roads	Access could be taken from Eagles View road to the north, subject to acceptability of this by Transportation, as suggested in previous withdrawn application, ref 0958/P/07. This application was withdrawn in January 2008. Transportation had expressed some concerns with this application and wanted re-assurance on the transport assessment of capacity of the Livingston East Roundabout and issues of queuing.
Watercourse within vicinity (potential flood risk)	Previous application states that this site will require to have a DIA and site is adjacent to a watercourse. Flood Prevention Officer requires to be consulted for his views.
Other	Application for residential development on the site under reference 0958/P/07 was withdrawn on January 2008.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Although the site could be easily assimilated into the landscape and the site may be able to overcome access constraints and parking, loss of open space (albeit under policy COM2 in the WLLP) would be a concern in precedent terms.

<b>Proposed use - Dechmont Law, proposed residential use Residential use – site area 7.23Ha for up to 181 units WLLP reference (if known/applicable) – n/a WLLDP reference: EOI-0060</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is almost mostly Greenfield in nature and lies within the settlement envelope of Livingston in the adopted WLLP. The majority of the site is within the Dechmont Law AGLV. The northeast rectangle of the site is within an area of protected open space under policy COM2. The eastern most rectangle also contains am significant amount of deciduous woodland. Site has golf course on its north side and some woodland around the site. Informal open space lies to south and west.
Slope and Shape	Site elevates from south to north, but is prominent in terms of the slope up to the west from the east.
Altitude and Exposure	Site is relatively elevated and exposed, particularly towards the western end of the site, beyond which there is a covered water tank.
Un-neighbourly/non conforming uses	Water tank to the west, but has no obvious negative impacts for any development site. Unclear if this is owned by Scottish Water.

Relationship to Townscape	Covered water tank lies west of the site. Golf Course lies to the north and north east of site and housing lies to the south and east of the site at Panton Green and Gallacher Green respectively.
Landscape Fit – Intervisibility	Site is exposed is a well used area of informal open space of some local amenity amenity value and visual and likely wildlife value also, with some limited intervisibility with housing south and east of the site.
Landscape Fit – Skyline	Site would have a significant skyline appearance with little background behind if developed at the levels as exist, particularly to the western end of the site.
Defined Boundary	Site has fencing around all sides as existing.
On Site Constraints	There are no obvious on site constraints, however the woodland and the swamp to the north east of the site have some significant value wildlife and general amenity value. The loss of this would be a concern. There is also a watertank (underground) south west of the site that may be a constraint.
Ground Conditions/ Natural Features	A check on ground conditions would be required with the contaminated land officer as it appears that the site may be made up in some areas. There is s small burn running through the site which also leads to a swamp in the north east of the site.
Trees	There is a significant area of deciduous woodland in the north east of the site and some individual trees throughout the site that require retention. The site contains historic woodland (Houston Woodland) in the northeast area of the site and there is also woodland in the south east corner.
Protected Species (biodiversity)	The site is an inundated swamp that is a notable habitat in the 1993 Phase 1 Habitat Survey and contains broadleaved trees within the 1993 Habitat Survey and also contains standing water. Most of the site contains semi improved acid grassland. The presence of EPS on the site cannot be ruled out and the comments of SNH and TWIC will be required and a full biodiversity assessment of the site would be required. SNH have been consulted with regard to potential impact on protected species from developing the site.
Green Network (CSGN)	Impact requires to be confirmed, overlay to be provided through CALcorns contacts. Loss of the important amenity and habitat area would however be likely to be contrary to the principles of the CSGN.
Access/Parking/Roads	A full Transport Assessment would be required for this site and the comments from Transportation required as to the capacity of the local road network. An access could be taken from the north west corner via the existing end of road to Gallacher Green between Nos 22 and 26.
Watercourse within vicinity (potential flood risk)	This is likely to require a full FRA and DIA although this will require confirmation by the councils Flood Prevention Officer. A burn traverses the site on the northern end that leads into the woodland at the northeast side of the site leading to a swamp.

Other	An application to infill the pond/swamp within the area of woodland in the northeast area of the site was refused by the council on 19 <sup>th</sup> August 1998 (application ref: 0503/98 – a copy of the decision notice and refused plans is attached)
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is a greenfield site with a significant woodland area of significant landscape visual integrity and importance, hence AGLV and protected open space COM2 policy designations. Potential difficult issues also of access and in terms of the habitat and woodland that may not be able to be overcome. Could also be a flood risk issue and negative impact on CSGN if site developed. Overall, despite the site being within the settlement envelope, the allocation of this site is not supported.

<b>Proposed use – Barnes Green Knightsridge, Livingston (NB site was withdrawn from the assessment process by the Council Executive on 28/06/11) Residential WLLP reference (if known/applicable) – n/a WLLDP reference EOI-0082</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield.
Slope and Shape	Flat in nature.
Altitude and Exposure	The site is not overly elevated or exposed in nature.
Un-neighbourly/non conforming uses	Nothing of significance – the site is bounded to the south by a railway line so railway noise may be a factor, but trains will be at a slow speed. There is housing north of the site and a road to the west and open space and housing to the east.
Relationship to Townscape	This site would relate well to the existing townscape given there are neighbouring residential properties to the north and east. The site also sits lower down in the landscape than the distributor road to the west.
Landscape Fit – Intervisibility	This site would be read against the existing neighbouring housing sites and would therefore fit well into the landscape.

Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The site has clearly defined boundaries on all sides, fencing to housing north and east of the site, woodland and road to the west and fencing to the railway line south of the site.
On Site Constraints	There are no obvious on site constraints. WOSAS have commented that no sites have been recorded from within this plot, located between Anderson Green and the railway line. It was shown as largely undeveloped ground on the 1st, 2nd and 3rd edition Ordnance Survey maps, with the exception of a tree belt that ran immediately to the east of the plot (indeed, it appears that the plot boundary may maintain the line of this land division). The area appears to remain as undeveloped ground, and as it does not seem to have been substantially disturbed by modern development, there may be some potential for buried material relating to earlier phases of occupation to survive. There are also no known issues of contaminated land. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
Ground Conditions/ Natural Features	The site has no obvious on site constraints or any ground conditions or natural features that would prevent development of the site.
Trees	There are no trees of any significance within the site itself. There are trees on the western boundary that should be retained as they provide a buffer to the road and any development should have a stand off to these trees.
Protected Species (biodiversity)	SNH were consulted on the possible development of this site but did not identify any protected species on the site but did state that the site appears to be used informally, paths obvious in aerial photos. Opportunities for links through development to adjacent Dechmont Moss Wood are limited due to railway on east side of site.
Green Network (CSGN)	Site would only make a minimal contribution to the CSGN, and given its location within a settlement its loss to development would not be considered significant (see also SNH comments above re access to the site)
Access/Parking/Roads	No obvious issues, access could be achieved between Anderson Green and Barnes Green north of the site as indicated in the site plan.
Watercourse within vicinity (potential flood risk)	SEPA require the submission of a Flood Risk Assessment which assesses the flood risk from the small drain located within the allocation site. Development of this site will lead to an increased flood risk both to this site and out with this site. There have also been surface water issues recorded nearby 2008. A water feature forms part of the boundary and a 6m buffer is required to it. There would also be opportunities for restoration. The councils Flood Prevention Officer has indicated that a Flood Risk Assessment is required. Flooding from rail embankment to west issue. Water cannot be drained to the railway line. Issues could however be overcome if the site is to be developed.

Other	<p>There could be the issue of railway noise needing to be addressed to the south of the site, but given trains will be going at slow speeds and there are existing neighbouring residential properties, this is unlikely to be a major concern.</p> <p>In terms of Education, there is no objections and there is school capacity within the catchment schools of Carmondean Primary, Deans Community High School, St John's Ogilvie Primary and St. Margaret's Academy . Developer contributions required would of course have to be paid where required.</p> <p>Residential amenity of neighbours adjacent to the site would require careful consideration.</p>
<b>Conclusion/Summary:</b> <b>Site potential and impact on the community and/or settlement.</b>	Site could obtain access and be developed, subject to constraints regarding railway noise, ground conditions, flooding and stand off to trees being addressed above.

<b>Proposed use - Sutherland Way, Knightsridge, Livingston      Housing</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference: EOI-0088</b>		
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/ mixed	Mix of brownfield/greenfield	
Slope and Shape	Largely rectangular	
Altitude and Exposure	Site is not overly elevated or exposed.	
Un-neighbourly/non conforming uses	Open space to east and housing to west	
Relationship to Townscape	Within town boundary	

Landscape Fit – Intervisibility	Site would be viewed within the context of existing built up neighbouring sites that have been developed and well established for a number of years.
Landscape Fit – Skyline	Site is not on the skyline.
Defined Boundary	Southern boundary defined by Sutherland Way, northern boundary by footpath (route 29 in CPP), western boundary by tree line and rear gardens of properties off Sutherland Way and eastern boundary by Knightsridge West Road and treeline
On Site Constraints	Play pitch centrally located within the site – opportunity to re-locate this to edge of site to allow a development site to be created.
Ground Conditions/ Natural Features	Site within coal referral area
Trees	Trees and vegetation surrounds the site.
Protected Species (biodiversity)	None SNH have been consulted with regard to potential impact on protected species from developing the site.
Green Network (CSGN)	Southern part of site covered in part by miscellaneous habitat as identified in the Phase 1 Habitat Survey 1993 comprising cultivated/disturbed land and amenity grassland.
Access/Parking/Roads	Core path 29 runs along north west boundary. Vehicle access off Sutherland Way
Watercourse within vicinity (potential flood risk)	None
Other	No planning history. Within school catchments of Deans, St Margaret's, St John Ogilvie's, Carmondean PS . School capacity issue at Carmondean Primary School - school extension required.
Conclusion/Summary: Site potential and impact on the community and/or settlement.	Site could be developed but would result in loss of formal and informal amenity open space. The site is protected open space within the adopted West Lothian Local Plan 2009.

<b>Proposed use – Land at Almondvale Business Park, Livingston Mixed use developments on existing employment allocations ELv66 &amp; ELv67 in the adopted WLLP</b> <b>WLLP reference (if known/applicable) – ELv66 &amp; ELv67</b> <b>WLLDP reference: EOI-0089</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	<p>The present site is Greenfield (both parts), but is within the settlement envelope of Livingston and in town centre boundary (under policy TC2) in the adopted WLLP and is allocated for class 4 uses only (high amenity). Appendix 5.1 also states the following as these sites are identified as category D sites:</p> <p>Office Only: while recognising the flexibility that is afforded by use class 4, allowing development for office, research and development, as well as light industrial uses, in the same locality, the local plan also recognises that in certain locations development for industrial use may still be inappropriate. The inclusion of this category is therefore intended to ensure that development will take place exclusively for office purposes. Sites included in this category will include the flagship Alba Campus as well as established office parks, such as Almondvale and Fairways, all in Livingston, protecting the status and quality of these office parks.</p>
<b>Slope and Shape</b>	Site slopes gently down from east to west
<b>Altitude and Exposure</b>	The site is well contained, and both halves site below the access road from Alomndvale Place that leads to Denholm house west of the site. The sites also lie lower than the roads Almondvale Road to the south and Almondvale Way to the north.
<b>Un-neighbourly/non conforming uses</b>	There are no neighbouring non conforming uses. There is a hotel to the north of the site, retail parks to the east and south and class 4 business use offices to the west.
<b>Relationship to Townscape</b>	There are three storey office buildings to the west and large retail parks modern buildings to the east and south and a 4 storey hotel to the north.
<b>Landscape Fit – Intervisibility</b>	No significant intervisibility issues as the sites are relatively well self contained.
<b>Landscape Fit – Skyline</b>	Neither half of the site is situated on a skyline.

<b>Defined Boundary</b>	Site has well defined high quality landscaped boundaries including well maintained bushes and tree belt and an access road that splits the sites between the allocations ELV66 and ELV67 in the WLLP. The surrounding roads also provide clearly defined boundaries to the site.
<b>On Site Constraints</b>	There are no obvious onsite constraints and there is a road splitting sites ELv66 and 67 that will allow easy access to the site for vehicular traffic.
<b>Ground Conditions/ Natural Features</b>	Not known, site appears boggy and wet in places. Consultation will be required with the contaminated land officer and the Coal Authority to confirm any issues, but given allocations already made in the WLLP, this is unlikely to be a major concern.
<b>Trees</b>	Bushes/woodland around the site, would require an appropriate stand off to protect the woodland throughout, particularly the well established avenue of trees on the access road through the site.
<b>Protected Species (biodiversity)</b>	Non apparently obvious. Check will however be required with TWIC and SNH. The 1993 Habitat Survey in GGP indicates that the land on this site is cultivated/disturbed land ephemeral/short perennial grassland, but the site does not get flagged as Notable Habitats. SNH have been consulted with regard to potential impacts on protected species.
<b>Green Network (CSGN)</b>	No significant benefits could be accrued or negative impacts from development of these sites. We are awaiting GGP/GIS overlays on CSGN being provided by CAIcorn.
<b>Access/Parking/Roads</b>	The actual access to the site would require to be agreed with Transportation, but could ultimately be from the internal access road that leads to the site from Almondvale Place.
<b>Watercourse within vicinity (potential flood risk)</b>	Site appears wet/boggy in place, but is not near any obvious above ground watercourse. The councils Flood Prevention Officer will require to give his views on the development as to whether as DIA or FRA is required.
<b>Other</b>	There was a Proposal of Application Notice submitted for mixed uses to Development Management in 2010 under reference 5907/PAC/10 for mixed use developments on site with an area of 2.648Ha on existing employment allocations ELv66 & ELv67 in the WLLP for Cala Properties Ltd.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site could be redeveloped for non employment class uses, given the town centre location of the site, provided that economic development did not object to the loss of employment land. Site is clearly within the adopted WLLP town centre boundary and could be developed for other uses such as retail (comparison) and housing, subject to all caveats and assessments mentioned above in this assessment.

<p><b>Proposed use - Site north of Teviot Drive, Murieston Valley, Livingston</b>  <b>Housing, possibly residential institutions (class 9), potential local centre uses, classes1 (shops), 2 (financial, professional and other services), 3 (food and drink) 4 (business), 10 (non residential institutions) and 11 Assembly and Leisure)</b>  <b>WLLP reference (if known/applicable) –</b>  <b>WLLDP reference: EOI-0098</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Partial brownfield site, appears to contain some hardstanding, will require some clarification with the councils contaminated land officer The site, which is in the settlement envelope of Livingston, is allocated in the adopted WLLP as a local neighbourhood centre use under policy TC13 which allows for development within these allocations for small scale retail developments serving local needs and are safeguarded for business, retail, leisure and recreation and small scale housing uses.
Slope and Shape	Site is reasonable flat, however, it does slope down to a ditch with a drop, south of railway line at the north end of the site.
Altitude and Exposure	Site is not at a high level or particularly exposed.
Un-neighbourly/non conforming uses	Railway noise could be factor given that the Edinburgh – Glasgow Central line runs along the northern boundary of the site and this could be an issue for residential development on the site.
Relationship to Townscape	The only nearby townscape is two storey residential properties to the south of the site.
Landscape Fit – Intervisibility	Site would read on its own as no development presently exists on the Murieston Valley Road in this area of Murieston, south of the railway line. There is a backdrop of mature deciduous woodland to the north east and eastern boundary of the site.
Landscape Fit – Skyline	The development of this site would have no significant skyline impact.
Defined Boundary	There is a fence to the railway line to the north of the site and woodland to the east and northeast and a footpath and Murieston Valley Road provide the boundary to the south of the site.
On Site Constraints	No obvious on site constraints.
Ground Conditions/ Natural Features	Deciduous woodland beyond the eastern boundary that should be retained. Site close existing housing allocation HLv61 that has had a planning application refused on it and there was an appeal also that was dismissed. There was an issue of ash deposition on

	the site and the contaminated land officer will be required to confirm the position.
Trees	There is deciduous woodland beyond the eastern boundary that should be retained. Any development would require to have an appropriate stand off to protect these trees, that contribute significantly to the amenity of the locality. There are also more recently planted trees adjacent to the road at the southern boundary of the site.
Protected Species (biodiversity)	None obvious, but will require assessment with SNH and TWIC (Lothian Wildlife Information Centre) as appropriate to confirm the presence or otherwise of EPS. Phase 1 Habitat Survey of 1993 on GGP indicates broadleaved woodland and scrub over the eastern boundary of the site. This site has been consulted with SNH in regard to potential impacts from developing this site on protected species.
Green Network (CSGN)	No significant negative or positive impacts from development of this site, which is in the settlement envelope of Livingston. Calcorn is sourcing overlay information for GGP on the CSGN.
Access/Parking/Roads	The site is adjacent to a turning head and roundabout at the eastern end of Murieston Road, access could be taken for vehicles along the southern boundary.
Watercourse within vicinity (potential flood risk)	No obvious issues. The council's flood prevention officer will require to confirm requirements for a FRA or DIA
Other	None
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site could accommodate a limited from of development, however in terms of railway noise this would be a concern for residential development. Also careful consideration would require of neighbouring commercial uses introduced into a residential area and will only be acceptable if there is no significant impact on the existing level of residential amenity. The mature trees adjacent to the site would require an appropriate stand off. The site may also be contaminated with ash, that may curtail any residential development also.

<p><b>Proposed use - Linhouse, Livingston (Existing employment allocation ELv54 in WLLP) Mixed use (Residential, local centre, employment and education) (circa 750 units of developed for residential use. WLLP reference (if known/applicable) – ELv54 WLLDP reference: EOI-0099</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	<p>Site is partly Greenfield (Mostly), partly brownfield and is surrounded by woodland but the site is allocated as site ELv54 in the adopted WLLP and is also within the Livingston Countryside Belt. Appendix 5.1 states the following:</p> <p>Site area: 75.68Ha Ownership: WLC/Private Use Class: 4, 5 Category: G (Single User sites – SPP2 (Economic Development (2002) maintains the allocation of two proven sites in West Lothian, for large scale single users, or for masterplanned developments of national significance. This allocation reflects the special status of the sites at Linhouse and Eliburn. Requirements: Safeguarded by SPP2, secondary access from Murieston Road, separation of Linhouse Water and protection of watercourses from surface water contamination, removal of power lines across Linhouse Water preferred, Core Area approximately 50Ha, suitable for single user, Existing structural planting and recreational foot and cycle paths to be retained. Planning Status: Draft development brief prepared (see attached) and SPP2 and E&amp;LSP site of national importance situated within the Livingston Countryside Belt designation.</p>
Slope and Shape	Site is relatively flat in nature, with minor undulations and slopes from north to south.
Altitude and Exposure	Site is surrounded by woodland and is relatively well self contained and is not at a significant altitude.
Un-neighbourly/non conforming uses	The site has class 4, 5 and 6 uses to the north on allocated employment site ELv60, Williamston South, which has still to be developed, but consent are in place for access road. This site is within 100m of this site at its closest point. There is also housing to the north west at Murieston Court and Murieston Gardens, which are within 70m to 100m of the site
Relationship to Townscape	Site has well established structural planting and recreational path around it and is relatively well self contained. It is south east of two storey and single storey well established housing developments and is south west of employment developments at Oakbank Road and Williamston South, some of the buildings being more than two storeys in height at Williamston South.

Landscape Fit – Intervisibility	Site would be stand alone and self contained, but would be an obvious area for expansion to the south side of Livingston, given housing further to west intrudes to at least part of this site in the countryside.
Landscape Fit – Skyline	The site is not significantly elevated compared to the existing built form of land north of the site and there would be no breach of skyline and the site would read against the backdrop of existing woodland.
Defined Boundary	The site has well defined perimeters, (both inner with woodland and outer, with railway line to south and well used footpath that traverses 360 degrees around the site.
On Site Constraints	Railway Line south of the site could have an issue of railway noise, unless stand off to housing and woodland buffer that exists could be retained. There would be a likely requirement also to remove the powerlines within the site that run across the Linhouse Water.
Ground Conditions/ Natural Features	Unknown if ground contaminated, but given history of ash deposition in the area, the comments of the councils contaminated land officer will be required. Also, the Coal Authority will require to be consulted as with any developments in West Lothian.
Trees	Largely well established/establishing deciduous woodland surrounds the site and there is also more significant woodland, south, west and east within the site.
Protected Species (biodiversity)	Given the rural nature of the site, a full biodiversity assessment is required of the site and due also to the extensive surrounding woodland and EPS cannot therefore be ruled out. Consultation will be required with TWIC and SNH also. In terms of the GGP overlays for Notable Habitats, there are some to the north and south of the site of neutral grassland unimproved (north). Within the site there is woodland and scrub and also marshy grassland on the west and south area of the site adjacent to/within the woodland. There is some grassland and marsh also in a small area of land east of the site is ephemeral/short perennial grass habitat. Small areas dry heath /acid grassland, mosaic at southern end of the site and pockets of dense continuous/dense continuous saxifrage in south and west of the site. Linhouse Valley SSSI lies to the south of the site across the Edinburgh to Glasgow railway line and Linhouse Glen Scottish Wildlife Trust Nature Reserve would also be partially within the site. SNH have also been consulted with regard to providing comments regarding protected species.
Green Network (CSGN)	Awaiting GGP overlays from Calcorn for CSGN. Retention of established woodland together with some new planting would however help to contribute to and be sympathetic to the ethos of the CSGN
Access/Parking/Roads	Likely vehicular access can be taken from existing Oakbank Park Road from the north east corner of the site, but also a secondary access can be taken from Murieston Road to the west of the site. A full Transportation Assessment would be required by the council's Transportation Service. Ideally, the recreational foot path and cycle paths around the site should be retained.

Watercourse within vicinity (potential flood risk)	Linhouse Water south of the railway line and east of the site. There would be a requirement for separation of the Linhouse Water and protection of watercourses from surface water contamination. The council's Flood Prevention Officer also requires to be consulted for views on flooding and any requirements for a FRA and/or DIA. There is a small stream also in the northern area of the site.
Other	There is a draft planning brief for the ELV54 site that requires to be assessed against this. The site may also be subject to education constraints that will require to be confirmed with Education.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The loss of the site to employment land will require agreement of the Planning and Economic Development section, although some land within the site could be retained for employment uses. Given the status of national employment sites has been effectively removed by the Consolidated SPP, the single user safeguard is no longer appropriate or relevant, however loss of some of the site for general class 4 and 5 would be potential issue. The site is also within the existing Livingston Countryside Belt designation and also there is the Almond and Linhouse Valley AGLV to the south of the site and nature reserve and the Linhouse Valley SSSI also, south of the railway line. Ensure the setting and integrity of these ie , hydrology etc is an issue. In terms of the MacCauley Land Institute ths land is classed as 4.1, ie land capable of producing a narrow range of crops, but partly 3.1 through the site and is land capable of producing a moderate range of crops, although the land is not being used for arable farming at the moment as is apparent from the site visit and given the allocation the loss of this agricultural land would not be considered a concern.

<b>Proposed use - Existing WLLP allocation, HLv94 Residential use (Class 9)</b> <b>WLLP reference (if known/applicable) – HLv94 (housing allocation)</b> <b>WLLDP reference</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Although the site is a Greenfield site, it nevertheless is an allocated housing site within the settlement envelope of Livingston, HLv94. Appendix 6.1 of the WLLP estimates that the site could accommodate 10 units on a site with an area of 0.94 Ha. The other requirements for the site included, access to be a minimum of of 40m from the junction of Murieston Valley/Murieston Road. In education terms, assessment of available capacity at the time of applications, contributions towards secondary and potentially primary provision and in terms of open space and play provision, requirements to accord with the council's Residential Development Guide. In terms of Flood Risk, A Drainage Impact Assessment is required.
<b>Slope and Shape</b>	Site is relatively flat.

<b>Altitude and Exposure</b>	Site is not at any significant altitude and exposure and is protected by woodland on its northern and western sides from the prevailing south westerly wind and also woodland and housing beyond to the east at Bervie Drive.
<b>Un-neighbourly/non conforming uses</b>	There is a railway line to the north of the site that is 100m from the northern edge of the site, with a woodland belt of 25-30m in depth, but this should have no impact on any houses on the site due to slow train speeds, the woodland minimising noise impact and the distance to the site which will be beyond that of neighbouring housing sites.
<b>Relationship to Townscape</b>	Two storey houses and bungalows would fit in well with the surrounding residential development patten.
<b>Landscape Fit – Intervisibility</b>	This site would have its own identity, but relate well to existing housing sites and allocations and woodland strip to the east would remain.
<b>Landscape Fit – Skyline</b>	Site is not on the skyline.
<b>Defined Boundary</b>	Woodland belts to the north, west and east and a footpath to the road Murieston Valley Road to the south of the site.
<b>On Site Constraints</b>	There is a mineshaft on the site (see attached plan) that appears on the 1855 to 1897 raster which is also fenced off on the site. This appears to be included in the sites allocation.
<b>Ground Conditions/ Natural Features</b>	Site potentially contains contaminated land and will require to be assessed by the Contaminated Land Officer, given history of ash deposition from the past. Given also the mineshaft on the site, this will be a key issue on any iste assessment and will require consultation with the Coal Authority.
<b>Trees</b>	There are woodland belts to the north, west and east of the site (the best woodland is on the western boundary of the site, with some woodland actually within the site. The woodland on the western side of the site would require to be retained.
<b>Protected Species (biodiversity)</b>	No significant issues, however an assessment with the TWIC and SNH would be required to confirm if site would require a full biodiversity assessment. The 1993 Habitat Survey in GGP indicates that the sites contains ephemeral/short perennial grasses and also contains some grassland and marsh to the northern end of the site and the woodland to the west is classed as a mixed woodland and scrub plantation. SNH have been consulted regarding whether there are any protected species on the site.
<b>Green Network (CSGN)</b>	No significant issues – awaiting overlay in GGP from CAIcorn from NPF2.
<b>Access/Parking/Roads</b>	Appendix 6.1 of the WLLP identifies that vehicular access is to be a minimum of 40m from the junction of Murieston Valley Road.

<b>Watercourse within vicinity (potential flood risk)</b>	A consultation will be required with the councils Flood Prevention Officer. Appendix 6.1 of the WLLP indicates that the site will require to be subject of Drainage Impact Assessment.
<b>Other</b>	The WLLP Appendix 6.1 indicates that the site has the potential to accommodate 10 units.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Although an allocated site, if the issue of the mineshaft cannot be resolved, and it appears in the actual allocation of the WLLP, then it is questionable whether the site can be allocated except, perhaps for a frontage site.

<b>Proposed use - Livingston South Station, Local Centre (North and South)Local centre uses, primarily commercial (classes 1 (shops) 2 (financial , professional and other services), 3 (food and drink), 4 (business use), class 10 (non residential institutions) and class 11 (assembly and leisure) WLLP reference (if known/applicable) – WLLDP reference: EOI-0101</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Partial Greenfield and partial brownfield. The northern site contains a car park in the area of the site that lies north of the railway line and also contains some woodland, the car park serves both the Livingston South Railway Station, but principally the local neighbourhood centre that contains shops and other amenities, principally east of the site. The site south of the railway line is mostly greenfield and woodland. Sites are within the settlement envelope of Livingston in the adopted WLLP. Both sites are allocated in the adopted WLLP as a local neighbourhood centre use under policy TC13 which allows for development within these allocations for small scale retail developments serving local needs and are safeguarded for business, retail, leisure and recreation and small scale housing uses.
Slope and Shape	Both the northern part of the site and southern part are relatively flat.
Altitude and Exposure	Both parts of the site are not overly exposed and are not in an elevated location/position.
Un-neighbourly/non conforming uses	There are no non conforming neighbouring uses to the site, however, the issue of railway noise would be an an issue for any residential development on the site. If small retail units are to be pursued on the northern part of the site, these should

Relationship to Townscape	No significant issues, any retail units should be similar in scale to those already, should the sites become allocated.
Landscape Fit – Intervisibility	Both sites are effectively self contained, the southern site being contained by woodland and the railway line. The woodland in the northern site would have to be retained.
Landscape Fit – Skyline	Neither site is on the skyline.
Defined Boundary	Sites have well contained site boundaries, particularly the southern site that appears almost landlocked
On Site Constraints	Loss of car parking could be an issue on the northern site. Also, the woodland on the site would require to be retained
Ground Conditions/ Natural Features	Northern site is partially brownfield, given that it contains car parking. It will require a consultation with the councils contaminated land officer (given history of ash deposition in the area) and also with the Coal Authority, given their recent correspondence regarding sites in general.
Trees	Tree belt runs through the northern end of the northern site and there are also mature trees on the western boundary as they are important visually.
Protected Species (biodiversity)	It is unclear, however, may well be unlikely. Requires TWIC and SNH advice on the matter, but given woodland on both site cannot be ruled out at this stage. A biodiversity assessment is likely to be required to conform the position. 1993 Habitat Survey indicates cultivated disturbed land/amenity woodland. SNH have been consulted with regard to any protected species.
Green Network (CSGN)	No significant impact as proposals relate to an existing allocated site within a built up area, but existing trees within the site should be retained.
Access/Parking/Roads	Loss of car parking to the northern site to serve the local neighbourhood centre would be a concern and will require the comments from Transportation. Access to the southern site may be constrained by the woodland.
Watercourse within vicinity (potential flood risk)	Appears to be a drainage ditch in northern part of the site . DIA and FRA likely to be required will need checking with the councils flood prevention officer
Other	
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	These sites have a number of constraints in terms of woodland, drainage and flooding and access, biodiversity etc although these should all be able to be overcome. The continued allocation for local neighbourhood centre uses is to be supported.

<b>Proposed use - Car Park 2, Almondvale Road, Livingston</b> <b>Retail use (on site of existing car park)</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference: EOI-0106</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site is brownfield and is within the settlement envelope of Livingston and within the town centre boundary under policy TC2 in the adopted WLLP and comprises a three storey multi storey car park.
Slope and Shape	The site is flat in nature.
Altitude and Exposure	The site is not significantly elevated or high in altitude and exposure.
Un-neighbourly/non conforming uses	Site is within the town centre boundary in the WLLP and there are no significant non conforming or unneighbourly uses and given the proposed use is retail this would not be a concern anyway.
Relationship to Townscape	Site has larger buildings to the north (The Centre) and offices south, east and west of the site across Almondvale Road.
Landscape Fit – Intervisibility	Site is well within accommodated within significantly built up area and mixed use urban area within the town centre.
Landscape Fit – Skyline	Site is not on the skyline.
Defined Boundary	The site has well defined obvious boundaries on all sides.
On Site Constraints	There are no obvious on site constraints.
Ground Conditions/ Natural Features	Given the urban and brownfield nature of the site, the has no significant ground conditions or natural features, however, given site previously was a bus station, may require a contaminated land assessment, to be confirmed or otherwise by the councils contaminated land officer.
Trees	There are small pockets of woodland east and north east of the site that are unlikely to be affected by any redevelopment of the site

	to retail use.
Protected Species (biodiversity)	Unlikely given the urban nature of the site and the town centre location. SNH and TWIC assessment required nevertheless in the interests of consistency. SNH have been consulted on whether there is any impact from the development on protected species.
Green Network (CSGN)	No significant issues. Awaiting GGP overlay for CSGN from CAIcorn.
Access/Parking/Roads	The existing access to Pentland House could be utilised from Almondvale Road, south of the site. Loss of car parking facility however would require to be assessed by Transportation in the council to any retail use, as the use in itself would also generate an additional car parking requirement
Watercourse within vicinity (potential flood risk)	Nothing obvious from site visit or desk top study, nevertheless an assessment would be required by the councils Flood Prevention Officer in the interests of consistency to confirm whether a DIA of FRA is required.
Other	Temporary car park approved on this site under reference 1061/02 on 20/11/02 on the site of the former bus station.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site already benefits from town centre uses and urban nature and location and development of retail in principle would be acceptable (if not convenience shopping due to Halcrow Retail Capacity Study)). No McCauley Land Capability Issues.

<b>Proposed use - The Centre, Livingston Town Centre / Retail use /business and leisure development on a site with an area 9.17Ha WLLP reference (if known/applicable) – WLLDP reference: EOI-0107</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield – mostly buildings and car parks, covering, 'The Centre', Livingston.
Slope and Shape	Site is relatively flat in nature.
Altitude and Exposure	Site is relatively unexposed and is not significantly elevated in altitude.

Un-neighbourly/non conforming uses	Site is within the town centre uses area and most existing uses on site are class 1 and 2 uses and the James Young High School to the south west of the site.
Relationship to Townscape	Site has an existing presence with relatively high retail buildings and well designed and it relates well to the townscape.
Landscape Fit – Intervisibility	The site reads with existing surrounding retail and office uses.
Landscape Fit – Skyline	Site does not in anyway breach the skyline.
Defined Boundary	Site has well defined road boundaries and buildings – Almondvale Road to the south, Almondvale Boulevard to the north, Almondvale Avenue to the west and existing 'Centre' buildings and the newly constructed Primark to the east.
On Site Constraints	There are no obvious significant on site constraints
Ground Conditions/ Natural Features	There are no significant ground conditions or natural features
Trees	There are no trees of any significance within the site.
Protected Species (biodiversity)	No significant protected species, but an assessment required of the site by SNH and TWIC. SNH have been consulted as to whether there is any impact on the development from protected species.
Green Network (CSGN)	No significant issues
Access/Parking/Roads	Existing car park on site. A Transportation Assessment would likely be required to be confirmed by the council's Transportation Unit.
Watercourse within vicinity (potential flood risk)	No watercourse or waterbody on site, however any SUDs requirements and flooding and drainage issues would be required to be confirmed with the council's Flood Prevention Officer.
Other	
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site could be taken forward as per existing town centre uses allocation and boundary within the adopted WLLP

<b>Proposed use - Land at Former West Lothian House, Almondvale Boulevard, Livingston Town Centre Uses WLLP reference (if known/applicable) – N/A WLLDP reference: EOI-0109</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	New retail (Primark) building for comparison shopping is being built on the site, likely to opening in early 2012.
Slope and Shape	Site only slightly elevated from Almondvale Boulevard to the north. In general, the town centre location is higher than the Rover Almond River Valley Corridor to the north.
Altitude and Exposure	Site has no significant altitude and exposure.
Un-neighbourly/non conforming uses	The site is surrounded by town centre uses i.e. class 1 (predominantly) and class 2 uses. There is retail to the east, west and south (including car parking) and car parking north of Almondvale Boulevard to the north.
Relationship to Townscape	Existing development nearing completion sits well in terms of its form and massing with existing surrounding developments and any other development will similarly accord with this.
Landscape Fit – Intervisibility	No significant intervisibility issues. The site would sit well in the townscape with existing built development to the south, west and east
Landscape Fit – Skyline	Site although on a skyline has a backdrop of existing multi storey car park, the Centre and other significant built forms and will therefore have no significant impact if redeveloped for other uses.
Defined Boundary	Site has well defined boundaries of Almondvale Boulevard to the North, the multi storey car park to the west, the Asda Car
On Site Constraints	No significant on site constraints.
Ground Conditions/ Natural Features	No significant ground conditions on natural features known. Any development of site may require site investigation from the councils contaminated land officer.

Trees	There is no significant tree cover on the site
Protected Species (biodiversity)	There are no protected species on the site and a response is required from TWIC and SNH to confirm this. Given the urban form of the site. SNH have also been consulted in order to confirm if there is any impact from the development on protected species.
Green Network (CSGN)	There are no significant benefit or disbenefit to CSGN from ere-development of the site
Access/Parking/Roads	A Transportation Assessment would be required if the site were to be developed for other uses in terms of access arrangements with multi storey car park and access from Almondvale Boulevard.
Watercourse within vicinity (potential flood risk)	There is no watercourse within the site, but the River Almond is within 50m of the site but a much lower level so the issue of flood risk is unlikely from this. There is no other watercourse within the site also and the site is out with the SEPA Flood Risk Fluvial Maps. The councils Flood Prevention Officer is required to give comments on the flood risk element of the site and whether there is a requirement for a DIA or FRA.
Other	<p>PAC NOTICE REF 5887/PAC/09 – West Lothian House &amp; units 8-11 Almondvale South, Livingston including demolition of West Lothian House for Land Securities Ltd for 6314 sqm of retail floor space submitted in 2009.</p> <p>PLANNING APPLICATION REF 0279/FUL/10 - Demolition of building and erection of a 6500sqm extension to shopping centre (Grid Ref.305511 666804) AT WEST LOTHIAN HOUSE , ALMONDVALE BOULEVARD, ALMONDVALE, LIVINGSTON, EH54 6QG GRANTED 20.07.10 AND SUBSEQUENTLY COMPLETED.</p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=E98A17D583DE3170FCC32BC29690B42B?action=show&amp;appType=Planning&amp;appNumber=0279/FUL/10">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=E98A17D583DE3170FCC32BC29690B42B?action=show&amp;appType=Planning&amp;appNumber=0279/FUL/10</a></p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site could be redeveloped for town centre uses and is allocated as such already in the adopted WLLP. There is no McCauley Land Capability Issues or difficulty.

<p><b>Proposed use - Murieston Castle Farm, Housing and mixed use with associated community and leisure facilities and potential also for employment and commercial development.</b>  <b>WLLP reference (if known/applicable) – Previous PLI Submission, WLLP 2006, STRAT 1b and STRAT 5 (are attached)</b>  <b>WLLDP reference: EOI-0110</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site is greenfield and arable land and the majority of the site is within the Livingston Countryside Belt and partly covered by an Area of Special Landscape Control designation (at the eastern end of the site). the site forms an attractive backdrop to this south west of Livingston.
Slope and Shape	The site undulates east to west, and has some slopes although these are not considered overly significant.
Altitude and Exposure	The site is not overly elevated or exposed and only undulates gently and is largely flat over wide areas. There is some extensive copses of trees on the site that area mature and deciduous in a number of locations on the site, is open undulating farmland which appears to be primarily used for rough grazing and the site largely open views to the Pentland Hills to the south.
Un-neighbourly/non conforming uses	There is the Edinburgh to Glasgow Central Railway Line to the south of the site. There are no other neighbours or non conforming uses in the locality.
Relationship to Townscape	The site does not relate well to the existing townscape to the south western edge of Livingston and would be an obvious significant incursion into the landscape.
Landscape Fit – Intervisibility	Site does not relate well the existing built up area and could be seen as quite separate development into an attractive area of countryside, given the existing woodland edge to the south west of the town and the Murieston Water watercourse there provide an obvious and clear defined edge to the settlement of Livingston.
Landscape Fit – Skyline	The site is more elevated generally than existing built up areas in Livingston east of the site, but is partially contained by the woodland buffers and shelterbelts that surround most of the site.
Defined Boundary	The site has some clear defined fencing and shelterbelt boundaries and the railway line to the north of site (i.e. the Edinburgh to Glasgow Central railway line).
On Site Constraints	Semi improved grassland also lies within the site. Also, there is a Scheduled Ancient Monument, the remains of Murieston Castle Farm in the centre of the site.

Ground Conditions/ Natural Features	Unclear, would need site investigation by contaminated land officer as unclear if the area would have been subject to historic ash deposition (elsewhere locally), which is unlikely.
Trees	Significant woodland mature groups of trees adjacent to and within the site itself.
Protected Species (biodiversity)	A full biodiversity assessment would be required for the site, because although the site contains largely arable farmland, it does nevertheless contain some significant woodland that may also contain some EPS. A TWIC assessment and comments from SNH would also be required. The site contains some standing water identified in GGP as a 'notable habitat' and also in the Phase 1 Habitat Survey in 1993 (in the centre of the site). There is also mixed woodland (broadleaved/semi natural) in terms of notable habitats (at the northern end of the site). SNH have been consulted with regard to any impacts from the development on protected species.
Green Network (CSGN)	Site development would lose some potential CSGN benefits, but we need clarification on the overlay from Calcorn.
Access/Parking/Roads	Unclear. A full Transportation Assessment would be required, unclear where access would come from. Existing track from Murieston Road.
Watercourse within vicinity (potential flood risk)	Murieston Water traverses south of the site, flood prevention officer would require to assess this.
Other	Education support - (longer term), but existing capacity issues at Bellsquarry Primary School (but could support future extension) and St Ninian's RC Primary School. Could have catchment implications for St Pauls Primary School also.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Due to both the size of the site and its importance as a landscape visually (i.e. countryside belt and ASLC designations) within the LALP and the WLLP, its loss would therefore be significant. Land is mostly McCauley 3.2 – land capable of providing a moderate range of crops and 4.1 – land capable of providing a narrow range of crops. Site contains some standing water identification in GGP as a 'notable habitat' and also in the Phase 1 Habitat Survey of 1993 (in the centre of the site). There is also mixed woodland broadleaved/semi natural in terms of notable habitats (at northern end of the site)

<b>Proposed use - Balgreen Farm, by Livingston</b> <b>Residential use and mixed use development (site could accommodate circa 737 units)</b> <b>WLLP reference (if known/applicable) – n/a</b> <b>WLLDP reference- EOI-0111</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site is arable farmland and is within the countryside as part of the Livingston Countryside Belt designation in the adopted WLLP.
Slope and Shape	Site undulates from north to south i.e. site rises from north to south and will also have a skyline intrusion when viewed from north in particular
Altitude and Exposure	Site is exposed on west, south and east sides, woodland belt to south the site.
Un-neighbourly/non conforming uses	Railway line to the south (Edinburgh-Glasgow) would require a stand off for noise if site were supported for residential development.
Relationship to Townscape	There are no significant reference points as the site lies on exposed countryside. Balgreen Farm and house lie at the south western edge of the site itself lies beyond a woodland buffer that provides the obvious edge to the settlement of Livingston at the moment. This would be a clear
Landscape Fit – Intervisibility	
Landscape Fit – Skyline	Site rises from north to south and is exposed to the skyline at its southern end
Defined Boundary	Clearly defined boundaries – north is woodland belt, south is Edinburgh-Glasgow Central Railway line, west is the hedge and 'C' class road beyond and east is a shelterbelt of trees and fencing.
On Site Constraints	Telegraph poles run throughout the site and there are also shelterbelts and woodland within the site.
Ground Conditions/ Natural Features	Woodland to the north of the site, some shelterbelt deciduous woodland in site and some hedgerows also.

Trees	Woodland north of site (mature deciduous) would need to be retained and stand off also. Shelterbelt of deciduous woodland runs through middle of site – north to south. Hedges on west of site also.
Protected Species (biodiversity)	No significant species obvious. Mixed woodland and scrub identified in Phase 1 Habitat Survey on GGP, would need checking with TWIC, SNH also. SNH have been consulted with regard to any impacts from the development on protected species.
Green Network (CSGN)	No significant impact – CALcorn looking tom source GGP overlay for this.
Access/Parking/Roads	Road that serves site to its west is a 'C' class road, that would require to be upgraded if a significant number of units were to be developed on the site. Access may be possible form here but would require to be agreed and consultation undertaken with Transportation. A significant visibility splay would also be required.
Watercourse within vicinity (potential flood risk)	Unclear if requirement needed for FRA and or DIA, more than likely however, Small burn assumed to run through woodland to the north of the site.
Other	Land identified by MaCaulay Land Institute Maps as 4.1 – Land capable of producing a narrow range of crops. Education - Education support - (longer term), but existing capacity issues at Bellsquarry Primary School (but could support future extension) and St Ninians RC Primary School. Could have catchment implications for St Pauls Primary School also.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Little potential for development of this site as it would result in the significant intrusion into the Livingston Countryside Belt designation. The site if developed would represent a significant incursion into an attractive area of countryside and there would also be a potential for the issue of railway noise to any residential elements of development on the site. The site is also elevated in nature and is likely to appear visually intrusive in nature if developed without any appropriate structural planting to soften the impact, but even then, the site will be elevated.

<b>Proposed use - Kirkton Business Centre, Kirk Lane, Livingston</b> <b>(NB related submissions EOI-0002 &amp; EOI-0043 &amp; also Buchanan House EOI-0208 &amp; EOI-0209 Residential (circa 90 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0117</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield Site. Large extent of parking to north end (Some also to south end) and buildings in south and east of site. Site is within the settlement envelope i.e. within Livingston in the adopted WLLP.
Slope and Shape	Site is relatively flat in nature.
Altitude and Exposure	Not elevated and not exposed, site surrounded by roads and car parking.
Un-neighbourly/non conforming uses	Neighbouring uses – school (Livingston Village) to west across Kirk Lane. Public House (Livingston Inn) to south and some residential properties to the south. Residential to north (over Kirk North Road) and east (across Village Lane)
Relationship to Townscape	Site abuts Livingston Village conservation area to the south of the site and any development would require to be of an adequate quality so as to not detract with the setting of the conservation area. Otherwise, given the separation of roads from other neighbouring sites, the site has no significant townscape relationship.
Landscape Fit – Intervisibility	Site is within a developed townscape, but separated on three sides by roads and is relatively self contained. There could be a loss of some trees within the site potentially, but they are not considered to be of any particular significance. There is a landscape buffer at the southern end of the site with the Public House and several residential properties at Inn Place.
Landscape Fit – Skyline	Site does not command a skyline location.
Defined Boundary	There is a beech hedge to the north, west and east boundaries and provides a quality delineation to the site adjacent to roads at Kirkton North Road, Kirk Lane and Village Lane. The hedge should be retained if possible. An attractive stone wall to the south of the site bounding the conservation area should also be retained and provides an attractive boundary to the conservation area.
On Site Constraints	Existing buildings and hardstanding on site would require removal. Where some trees are to be retained this would require adequate stand off in terms of British Standards 5837:2005 requirements for protection of trees in construction.

Ground Conditions/ Natural Features	There are no ground conditions of any note, although a desk top assessment would be required by the councils Contaminated Land Officer to confirm no issues. No other significant natural features on the site other than woodland.
Trees	There are a number of mature deciduous trees in the site that could/should be retained where possible, particularly towards the southern end of the site. However where tree removal is necessary to redevelop the site, appropriate replacement planting would be required as necessary. The attractive Beech hedge around the site should similarly be retained if at all possible.
Protected Species (biodiversity)	Unknown, but unlikely to be any significant species on the site (i.e. EPS), given it is largely built out and in a relatively dense urban setting. Will require at least a desk top assessment and assessment by TWIC or SNH or Wildlife Information Centre to confirm if biodiversity assessment is required (for example, may be bats in trees that may be unknown). SNH have been consulted with regard to any impact from the development on protected species.
Green Network (CSGN)	Neutral impact in terms of CSGN.
Access/Parking/Roads	Access could be taken via existing access from Kirk Lane and Kirkton North Road to the north or Village Lane to the east. Parking to serve any development site would be likely to be able to accommodated within the site.
Watercourse within vicinity (potential flood risk)	No watercourse or water body apparent on or adjacent to the site. River Almond is circa 175m to the south of the site and is out with the SEPA Flood Risk Maps. SUDs can be developed on site as appropriate.
Other	There is a significant constraint in the local catchment non denominational primary school (Livingston Village), which coincidentally lies across Kirk Lane to the west. A feasibility study is underway being paid for 50% by owners of this site and 50% by owners of Buchanan House site in terms of possibility of part of the Kirkton Business Centre site being given over to extending the school site. Education - Education support - catchment change for Livingston Village Primary School and extension of this school into this site. Howden St Andrews Primary School is ok with some expenditure requiring developer contributions. Feasibility study undertaken for this. Implications for Buchanan House.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site could accommodate residential development, provided that the issue of education capacity could be overcome, with part of the site given over for an extension to Livingston Village Primary a possibility. Residential amenity to south of site should be protected, there is however a retail capacity constraint in terms of convenience shopping.

<b>Proposed use - Stewarts Printing/County Properties Group, Lister Road/Kirkton South</b> <b>Residential use (circa 107 units- WLC estimate)</b> <b>WLLP reference (if known/applicable) – n/a</b> <b>WLLDP reference; EOI-0152</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site is within the settlement envelope of Livingston within the adopted WLLP and is within an employment area boundary under policies EM5 and 6.
Slope and Shape	The site is largely flat in nature.
Altitude and Exposure	The site is unexposed and is within a built up area
Un-neighbourly/non conforming uses	There are class 4 (business) uses to the north, west and south, housing to the east at Kaims Place, Livingston and the River Almond is beyond the northern boundary of the site. Residential use would require to take account of existing residential amenity also to properties at Kaims Place.
Relationship to Townscape	The site is well contained in the landscape and includes mature landscaping and tree planting that any re-allocation of the site should take cognisance of.
Landscape Fit – Intervisibility	The site is relatively well self contained due to roads to the south, west and housing to the east and the site boundary to the north of woodland and the River Almond beyond.
Landscape Fit – Skyline	Site is relatively well self contained due to roads to the south, west and east of the site and River Almond and Woodland to the north.
Defined Boundary	Site is not on the Skyline.
On Site Constraints	Site is well defined with fencing to east of the site and planting on other sides with roads to south, north and east. The River Almond and woodland run north of the site.
Ground Conditions/ Natural Features	None of significance, although site would require to potentially have hardstanding and buildings removed. A consultation will also require to be undertaken with the council's Contaminated Land Officer and the Coal Authority on ground conditions (given existing buildings on the site however, this is unlikely to be a significant constraint.
Trees	There are mature trees and other soft landscaping and foliage within the site that should ideally be retained

Protected Species (biodiversity)	None of significance. Check is required with TWIC and SNH. Site contains cultivated and disturbed amenity grassland in the north east and south west corners and broadleaved woodland and scrub in the north west corner. SNH have been consulted with regard to any potential impact on protected species.
Green Network (CSGN)	No significant impacts – awaiting C Alcorn overlay showing extent of CSGN, given urban location not a significant constraint.
Access/Parking/Roads	Site is accessed already from the B7015/Lister Road to the west of the site.
Watercourse within vicinity (potential flood risk)	The River Almond lies to the north of the site. A DIA and FRA may be required, this will need to be confirmed with the councils Flood Prevention Officer
Other	Education - Education concerns - mixed use preferred. Linked to Buchanan House issues. New school cost is £1.5million. Could support no more than 150 units.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Loss of employment land could be an issue that will require the clarification of the Economic Property Development Manager.

<b>Proposed use - Crofthead Centre, Livingston Housing</b>	
<b>WLLP reference (if known/applicable) –</b>	
<b>WLLDP reference: EOI-0155</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield, assorted buildings on site
Slope and Shape	Rectangular site, relatively flat in nature.
Altitude and Exposure	Site is not at any significant altitude and is not exposed to any significance.
Un-neighbourly/non conforming uses	There are residential properties south of the site and a road to the north.
Relationship to Townscape	Within town boundary, site contains existing two storey buildings and has two storey residential buildings south of the site.

Landscape Fit – Intervisibility	No significant impact
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	Yes – the site has a clearly defined boundary.
On Site Constraints	There are no significant on site constraints.
Ground Conditions/ Natural Features	Within coal referral area
Trees	On north and east boundaries, should be retained where possible.
Protected Species (biodiversity)	SNH have been consulted with regard to any impact from the development on protected species.
Green Network (CSGN)	Phase 1 Habitat Survey 1993 – northern and eastern boundaries identified as woodland and scrub. The use of this site as a local neighbourhood centre would have no significant impact on the CSGN.
Access/Parking/Roads	Vehicular access off Dedridge North Road/Dedridge West
Watercourse within vicinity (potential flood risk)	None
Other	No planning history. James Young, Bankton, St Ninian's and St Margaret's Academy
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Continued use of this site for a local neighbourhood use is acceptable.

<p><b>Proposed use – Craigsfarm, Craigshill (SITE A), Livingston</b>  (NB, this site was withdrawn from the assessment process by the Council Executive on 28 June 2011)<b>Residential use, circa 28-30 units (site area 0.77ha)</b>  <b>WLLP reference (if known/applicable) – n/a</b>  <b>WLLDP reference n/a</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is a brownfield site, containing traditional stone buildings used at former Craigs Farm, converted and used for community use, within the settlement envelope of Livingston in the adopted West Lothian Local Plan 2009.
Slope and Shape	The site is relatively flat in nature.
Altitude and Exposure	The site is not elevated or exposed.
Un-neighbourly/non conforming uses	There are a number of uses surrounding the site including a church to the north east, housing to the north, Riverside Primary School to the east and a Bowling Green to the south and Tennis Courts and football pitches to the west.
Relationship to Townscape	The site if developed for residential use would be able to be accommodated well into the surrounding mixed uses and townscape. Two storey residential housing would be considered acceptable on this site, as there are two storey buildings on part of the site already.
Landscape Fit – Intervisibility	If developed for housing the site would fit in well to the landscape and would be intervisible with other existing built form development within the urban area of Livingston
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The site has a mixture of stone wall boundaries, hedging and fencing. the stone wall boundaries should ideally remain if the site were redeveloped.
On Site Constraints	No known issues. Phase 1 report likely to be required to determine previous uses and whether any contaminative practices have taken place on site as confirmed by the councils contaminated land officer
Ground Conditions/ Natural Features	See above

Trees	There are several mature deciduous trees within the site, particularly on the southern boundary that ideally should be retained. Other trees could be removed as they are non native. The bushes surrounding the site should be retained as they provide a good amenity buffer to the site.
Protected Species (biodiversity)	None obvious. SNH have been consulted and have made no comments regarding protected species.
Green Network (CSGN)	There would be no demonstrable impact on the CSGN as this site lies within an urban area.
Access/Parking/Roads	Access to the site would be feasible from Almond West Road via Maree Walk
Watercourse within vicinity (potential flood risk)	There is no watercourse within the site. There is no requirement for a Flood Risk Assessment or Drainage Assessment for this site and there is no requirement for any buffer strip and there are no restoration opportunities.
Other	<p>Education concerns - Toronto primary School may have capacity. Work required at Howden St Andrews Primary School. Capacity issues at Inveralmond High School. Developer contributions required for denominational secondary school. Relevant developer contribution requirements would have to also be paid where applicable.</p> <p>WOSAS comments on archaeology - As with plot EOI-0156, Craigs Farm was depicted on the 1st edition and subsequent OS maps as a courtyard farmstead. The core of the current complex appears to represent the continued use of this structure. As with Crofthead, however, the place-name was shown on Roy's Military Survey, indicating that settlement on the site extends into at least the mid 18th century, and may be earlier. Again, it is unclear what is proposed at this plot, whether the existing buildings would be converted to residential use, or whether they would be demolished and replaced. As a result, it is not possible to specify in detail the potential archaeological mitigation measures that may be required, but they could include elements of building recording and intrusive fieldwork.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Provided comments above can be addressed, particularly in terms of school capacity, archaeological mitigation measures that may be required and that woodland and foliage of importance can be retained, this site could be developed for residential use, although at the present time it is noted that this is not supported by the Council Executive.

<p><b>Proposed use – Woodland Car Park, west of Civic Centre, Livingston</b> (NB, this site was withdrawn from the assessment process by the Council Executive on 28 June 2011) <b>Residential use, circa 37-40 units (site area 1ha)</b>  <b>WLLP reference (if known/applicable) – n/a</b>  <b>WLLDP reference: EOI-0157</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site is part of the Almondvale Park at the present time and is also an area of protected open space and Area of Special Landscape Control in the adopted West Lothian Local Plan 2009. the site is also identified to be part of the re-development of Almondvale Park as part of the councils approved AVP study.
Slope and Shape	Site slopes gradually down to the River Almond from the Howden South Road
Altitude and Exposure	Site is partly exposed due to lack of surrounding built development.
Un-neighbourly/non conforming uses	Site has housing to the north, park to the east and west and River to the south.
Relationship to Townscape	Site would appear divorced from existing nearby built form and would represent an obvious intrusion into a green landscape corridor.
Landscape Fit – Intervisibility	As above – site would appear visually intrusive in the landscape.
Landscape Fit – Skyline	Site is not on the skyline.
Defined Boundary	Site has obvious boundaries of road to the north and river to the south, but less defined boundaries east and west due to being part of Almondvale Park.
On Site Constraints	Car parking a potential source of localised hydrocarbon contamination. Site Investigation likely to be required.
Ground Conditions/ Natural Features	Site contains many mature trees, majority of which are native deciduous.
Trees	See above

Protected Species (biodiversity)	May be protected species in the adjacent River Almond – site would need appropriate surveying.
Green Network (CSGN)	Although within an urban area, the site is part of a well used green corridor, that will be enhanced when implementation of the AVP study recommendations takes place.
Access/Parking/Roads	Vehicular Access could be achieved via Howden South Road to the north of the site.
Watercourse within vicinity (potential flood risk)	River Almond lies on the sites southern boundary. SEPA require a Flood Risk Assessment for this site which assesses the flood risk from River Almond that runs to the south of this site. There are upstream and downstream bridges which may exacerbate flood risk to the site. Development to the site is likely to be heavily constrained as majority of site within the Flood Map. There are upstream and downstream bridges which may exacerbate flood risk to the site. Development to the site is likely to be heavily constrained as majority of site within the Flood Map. SEPA would not support the allocation due to the majority of the being at medium to high risk from flooding of a 1 in 200 year event in terms of fluvial flood risk from the River Almond. Development of this site could also increase the risk of flood risk out with the site.
Other	<p>Education could support development of the site as there is sufficient capacity in the local catchment schools of Inveralmond Community High, Toronto Primary, St Margaret's Academy and Howden St Andrews. Appropriate developer contributions would be required to be paid where applicable.</p> <p>Nets and Land Services comments are important also: This is an important part of the Almond greenway corridor between Almondvale Park and the recently upgraded Almond District Park. It is important to retain the character of this greenspace and the provision of any council housing should be resisted. Please be aware that a study of Almondvale Park has been carried out <a href="http://coins.westlothian.gov.uk/coins/submissiondocuments.asp?submissionid=12362">http://coins.westlothian.gov.uk/coins/submissiondocuments.asp?submissionid=12362</a> and the public were recently consulted on it's content.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site to be retained as part of Almondvale Park Study and will therefore not be progressed as a housing site. EOI-0158 east of the site will be progressed for housing however.

<b>Proposed use - Junction Site, east of Howden South Road, Livingston (AVP Study site)Housing</b>	
<b>WLLP reference (if known/applicable) –</b>	
<b>WLLDP reference: EOI-0158</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield site.

Slope and Shape	Rectangular to oval in shape. Site slopes slightly upward towards the Howden East Road from the River Almond on the southern boundary of the site.
Altitude and Exposure	Relatively low lying site.
Un-neighbourly/non conforming uses	None apparent.
Relationship to Townscape	Within town boundary.

Landscape Fit – Intervisibility	Limited views towards the town centre, no view to north on account of housing development. Views to west obscured by trees/vegetation associated with Almondvale Park. Views to the east limited by road network.
Landscape Fit – Skyline	Site has no impact on the skyline as low lying in comparison to surroundings.
Defined Boundary	Boundary defined by Howden South Road to the north, defined footpath network and beyond this the River Almond to the south. East and west boundaries defined by footpath network and to the east by Howden South Road.
On Site Constraints	Stand off required from the River Almond.
Ground Conditions/ Natural Features	Within Coal Authority referral area.
Trees	Trees within and on edge of site, in particular a significant group on the east of the site and woodland along the northern boundary in particular.
Protected Species (biodiversity)	River Almond corridor is a potential LBS site; river Almond listed wildlife site to south. SNH have been consulted with regard to potential impact from the development on protected species.
Green Network (CSGN)	Identified as green corridor and amenity green space in the Open Space Strategy. Phase 1 Habitats Survey 1993 – miscellaneous habitats of cultivated/disturbed land and amenity grassland and also woodland and scrub.
Access/Parking/Roads	Howden1/1 CPP. Access via Howden South Road.
Watercourse within vicinity (potential flood risk)	River Almond to the south within SEPA flood map.
Other	Planning History: 1303/05 – civic centre development; 0084/FUL/08 – Almond Link Road. Site within the catchments of Inveralmond High School, St Margaret's Academy, Toronto Primary School, Howden St Andrew's Primary School. There is Education support for this site.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Potential development site identified through the approved Almondvale Park Study.

<b>Proposed use - Site west of Manitoba Avenue and Nelson Avenue, Howden South Road, Livingston Residential 35+ units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference: EOI-0159</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield.
Slope and Shape	Triangular shape.
Altitude and Exposure	Site elevates from main road.
Un-neighbourly/non conforming uses	Almondvale Park lies to the south of the site across the road. There is two storey residential properties to the east of the site.
Relationship to Townscape	Central location within the town and close to the town centre.
Landscape Fit – Intervisibility	Open views over town centre and beyond.
Landscape Fit – Skyline	Views towards the town centre.
Defined Boundary	Defined on (west, north and south sides by road corridors and by woodland on eastern side.
On Site Constraints	None apparent.
Ground Conditions/ Natural Features	Coal mining development referral area.
Trees	On east boundary and two pockets within site towards western boundary
Protected Species (biodiversity)	Phase 1 Habitat Survey 1993: miscellaneous habitat of cultivated/disturbed land and amenity grassland. Two pockets of woodland and scrub within site and on eastern boundary. SNH have been consulted with regard to any protected species that would be present on the site and if there would be any negative impact from development of this site.
Green Network (CSGN)	Part of Howden Park North, neighbourhood park. Site is an area of protected open space within the adopted West Lothian Local Plan 2009 also.

Access/Parking/Roads	Access from Howden South Road and Howden East Road.
Watercourse within vicinity (potential flood risk)	N/A
Other	Planning History – 1188/FUL/08 – extension to veterinary surgery; 1247/04 CoU from public open space to extension to car park and veterinary surgery. Site within the catchments of Inveralmond High School, St Margaret's Academy, Toronto Primary School, Howden St Andrew's Primary School. Capacity issues at Howden St Andrew's Primary School.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Potential development site provided stand off from existing properties is provided.

<b>Proposed use – Craigsfarm - (SITE B), Livingston Residential use, circa 28-30 units, (site area 0.7ha)</b>	
<b>WLLP reference (if known/applicable) – n/a</b>	
<b>WLLDP reference EOI-0160</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	This site is brownfield and lies within the settlement envelope of Livingston and contains a Bowling Green and related Club House as well as a putting green.
Slope and Shape	The site is relatively flat in nature.
Altitude and Exposure	The site is neither elevated or exposed.
Un-neighbourly/non conforming uses	None of significance. There is an existing community facility building north of the site and an ash pitch west of the site, flatted residential properties south of the site over the Almond West Road and Riverside Primary School east of the site over Maree Walk.
Relationship to Townscape	The site would relate reasonably well to the mixed use nature of the surrounding townscape if developed for housing.
Landscape Fit – Intervisibility	The site would be viewed as being intervisible with neighbouring developments and would be used as an urban infill.
Landscape Fit – Skyline	The site would not appear on the skyline.
Defined Boundary	The site has well defined fence boundaries on all sides.
On Site Constraints	There are no obvious on site constraints.

Ground Conditions/ Natural Features	The contaminated land officer has commented that there are no known issues with this site. A Phase 1 report is likely to be required to determine previous uses and whether any contaminative practices have taken place on site however. There are no other natural features within the site of any significance.
Trees	There are some trees within the site but there are none of any significance that could not be removed should the site be developed.
Protected Species (biodiversity)	None obvious, SNH have been consulted with regard to any impact the development would have from protected species on the site.
Green Network (CSGN)	The impact from development of this site on the CSGN would have no impact as the site is brownfield and lies within the settlement envelope of Livingston in a highly urbanised area.
Access/Parking/Roads	The site could be accessed off of Maree Walk to the east of the site. Access to the south from Almond West Road would be constrained by formal parking areas between the site and the road.
Watercourse within vicinity (potential flood risk)	Both SEPA and the councils Flood Prevention Officer have identified no significant flood risk issues associated with this site and there is no watercourse of any significance within the vicinity of the site.
Other	<p>Education concerns - Toronto primary School may have capacity. Work required at Howden St Andrews Primary School. Capacity issues at Inveralmond High School. Developer contributions required for denominational secondary school. Relevant developer contribution requirements would have to also be paid where applicable.</p> <p>WOSAS comments - This plot is located immediately to the south of EOI-0156. The issues associated with Craigs Farm, and the potential for material associated with pre-improvement settlement to survive in the vicinity, are discussed above. Although this plot was depicted as undeveloped on the 1st and 2nd edition OS maps, its proximity to Craigs could mean that there may be some potential for associated deposits to extend into its boundaries, as it would be common practise to construct the improvement-period steading next to the previous farm complex, before demolishing the earlier buildings. The potential for buried deposits to survive in this plot is likely to relate to the extent to which it has been affected by recent development. It appears to have been at least partially landscaped for use as a bowling green and other sports pitch, and it is possible that this may have removed any earlier material that may have been present.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Provided any education concerns could be overcome, this site could be developed for residential use, provide the loss of amenity open space could be justified in policy terms by providing replacement compensatory open space or upgrading of a similar open space facility locally to the satisfaction of sportsScotland. It is noted that the Council Executive withdrew this site on 28.06.11 and that the site remains out with the consideration process for inclusion in the LDP.

<b>Proposed use - Lammermuir House and Owen Square, Livingston Residential/mixed use/number of units (to be confirmed subject to masterplan) (estimate circa 57 units, although could be higher given the town centre location)</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference: EOI-0172</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield site within the settlement envelope of Livingston. Containing buildings and car parking, small pockets of woodland /foliage and landscaping around the boundaries. Site is also within the town centre boundary.
Slope and Shape	The site is relatively flat in nature, with no significant slopes, only a marginal slope to the elevated Almondvale Road to the north.
Altitude and Exposure	The site is not significantly elevated or high in altitude and given that the site is surrounded by a built up urban environment, the site is also not particularly exposed to any elements.
Un-neighbourly/non conforming uses	There are no significant unneighbourly or non conforming uses in the vicinity of the site. The site has Almondvale Road to its north (at a more elevated level than the site) and Almondvale East Road (to the east) and Dedridge East Road to the south.
Relationship to Townscape	The site is surrounded by a mixture of different uses, with 3 storey flats and maisonettes to the south of the site, south of Dedridge East Road. Two storey and single storey office buildings lie to the west in the site, i.e. Cheviot House and Lomond House, with two storey office buildings beyond that at Grampian Court to the west. There are six storey offices (Pentland House) and car parks (one a three level temporary multi storey car park), north of the site, north of Almondvale Road.
Landscape Fit – Intervisibility	The site could accommodate buildings of three or possibly four storeys in height, given this edge of town centre location and could be 45 dwellings per hectare, as per the draft planning brief that has been prepared for the site. This would all fit in with the surrounding townscape and town centre location.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The majority of the site contains woodland and landscaping on its edges that provide a softened and clear boundary and given the site is also well contained and boundaries formed by the surrounding road and footpath network.
On Site Constraints	No obvious on site constraints – relatively up-to-date service information is available from the draft brief paper work. Buildings also to be cleared from the site/have been cleared.
Ground Conditions/ Natural Features	There are no significant natural features within the site. Given the site is brownfield however, the councils Contaminated Land Officer would require to provide information on the sites suitability. The Coal Authority should also be consulted on this although, given the site was developed previously, this is unlikely to be a significant issue.
Trees	Tree planning on the northern edge of the site should be retained in accordance with the draft planning brief, There are trees and landscaping around the site also, particularly landscaping in the south east of the site that would also benefit from retention. Trees on the southern and western boundaries should also be retained. The trees provide a good buffer to the residential properties to the south.

Protected Species (biodiversity)	None obvious from the site visit, no indicators from the GGP desk top assessment, however the views of SNH and TWIC will require to be confirmed. SNH have been consulted regarding protected species and whether there are any on site that would be affected adversely from development of this site.
Green Network (CSGN)	No significant impact. CALcorn is looking to source a CSGN overlay for GGP, but given this urban location, unlikely there will be a significant impact from this.
Access/Parking/Roads	Access could be taken from Owen Square off of Dedridge East Road and/or Morris Square into the car park that served the former Lammermuir House off of Almondvale East Road. Transportation will require to confirm the requirements for this, that will be subject to a Transportation Assessment, given site has good public transport links due to being on a bus route and will depend on the final proposed use for the site.
Watercourse within vicinity (potential flood risk)	Dedridge Burn runs to the east of the site over Almondvale East Road. The draft brief confirms no requirement for an FRA, but a DIA is required. The brief also notes a history of flooding associated with the flow of surface water from Kenilworth Rise to the south of the site into the underpass beneath Dedridge East Road and onto the site of the former Lammermuir House.
Other	A Draft planning brief for the site was prepared By Planning Services In September 2011. There is also Education Services support for this site.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site could support retail/residential/office or other uses, given the sites town centre location, within the town centre boundary of Livingston.

<b>Proposed use - Site south west of Toll Roundabout, Livingston Business use/mixed use , site area 6.891Ha. Proposal is to extend CDA proposals east into land owned by the Council. WLLP reference (if known/applicable) – WLLDP reference: EOI-0173</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site is within the settlement envelope of Livingston and is mostly white land and has an area of protected open space (COM2) and a ASLC designation jointly running through the southern end of the site. Part of site also within the AN CDA employment allocation in the north west corner of the site. Land is presently utilised for arable farming.
Slope and Shape	Site slopes significantly from north end of the site to the south.
Altitude and Exposure	Site is exposed on north and west and also to an extent on the south side.

Un-neighbourly/non conforming uses	Residential neighbours to West Cottage (listed building) to north of the across the A705. Some deciduous woodland on south, west and north boundaries, but not of any significance. Employment CDA allocations AN to the west of the site. Site is also immediately west of the Livingston Sewerage Works (and there is also a large pond south east of the site) and the entire site is within the 230m BP Buffer for pipelines which could be a significant constraint to any development and their views would require to be sought on this. The pipeline actually passes through the north west corner of the site and further south of the site is within 30m of the boundary (see plan attached)
Relationship to Townscape	The site has no significant townscape relationship (there is a tree buffer to the east of the site) and listed buildings to the north west of the site that would remain unaffected in terms of their setting.
Landscape Fit – Intervisibility	Site would be clearly visible to from the west and the south. If appropriate buffer landscaping (structural) was introduced around the site, this could mitigate the impact of any development of this site for business use/mixed use.
Landscape Fit – Skyline	Site will have some backdrop of woodland north and west of the site, otherwise may appear exposed when viewed from the south.
Defined Boundary	There is shelterbelt planting to the east of the site, several deciduous trees and low bund to the north of the site that faces into the A705. There is a post and wire fencing and low shelterbelt/bushes on the western boundary. There is woodland on the southern boundary to the River Almond.
On Site Constraints	The BP Ethylene Pipeline runs partly through the site and the entire site is within the 230m wide buffer (see plan attached). Subject to what BY may say on this matter, may preclude any significant development on this site. The pipeline safeguard is shown as Map 6 in the adopted WLLP.
Ground Conditions/ Natural Features	No ground conditions of any significant note. A desktop assessment would be required by the councils contaminated land officer. The majority of the is MaCaulay Land Institute 3.1 i.e. land capable of producing a moderate range of crops and also to south 5.3 i.e. land capable of use as improved grassland.
Trees	There is some shelterbelt planting tom the north end of the site (although this is not significant) and also to the west (again not significant). There is more significant tree planting to the south and east – unlikely to be adversely effected by any development on site, provided that there is appropriate stand off to the woodland.
Protected Species (biodiversity)	A notable habitat is flagged up in GGP under the Notable Habitats layer in GGP of neutral grassland (unimproved) at the southern end of the site. There could be important EPS species to the south end of the site i.e. otter etc due to the site backing onto the River Almond. Site likely to require a biodiversity assessment and a listed wildlife site also traverses the southern end of the site (i.e. the River Almond Pools) that contains eutrophic pools with wintering passage birds and also unimproved neutral grassland and standing water. Assessment would also be required by SNH potentially and TWIC (The Lothian Wildlife Information Centre) as appropriate. SNH have been consulted regarding any potential impact from development of this site on any protected species.
Green Network (CSGN)	Some loss of green area, however, not as significant as site is within the settlement of Livingston as mostly white land and additional large scale buffer planting could help to mitigate any impact.
Access/Parking/Roads	Transportation Assessment would be required with Transportation. Access would be likely from the Toll Roundabout or directly from the A705 road north of the site. An adequate visibility splay would be required.

Watercourse within vicinity (potential flood risk)	A consultation with the councils Flood Prevention Officer will be required. Could be a flood risk from the SEPA Flood Risk Maps (to the south of the site only), but given significant rise in the site levels fairly quickly, this could be appropriately mitigated.
Other	No Education support - site remote from schools raising access issues, underpass required. Within Seafield catchment where there are issues.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The key issue to the development of this site will be the issue of the BP Ethylene Pipeline and its associated stand off and whether they would object to the allocation of this site for any development. This may be possible given other business site a such as Glenturner have been located close to the underground pipeline itself. A further key issue could be flood risk to the southern end of the site from south end of the site. There could also be some EPS at the southern end of the site also, site will require a biodiversity assessment. Also Transportation require to clarify any access issues from the Toll Roundabout and any required visibility splay

<b>Proposed use – Bankton Playing Fields - Murieston West, Livingston</b> (NB this site was withdrawn by the Council Executive on 28.06.11) <b>Residential use, circa 119 units (site area 3.3ha)</b> <b>WLLP reference (if known/applicable) – n/a</b> <b>WLLDP reference EOI-0174</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	This site is Greenfield and is protected open space under policy COM2 in the adopted West Lothian Local Plan 2009 and is within the settlement envelope of Livingston. Site withdrawn by Council Executive in June 2011 from process. Site is protected open space in adopted WLLP and also part of the Livingston Blue and Green Network Project.
Slope and Shape	The site is relatively flat in nature.
Altitude and Exposure	The site is neither significantly elevated or exposed and sits below the A71 road that traverses the northern boundary of the site.
Un-neighbourly/non conforming uses	None – there is Primary School (Williamston) south east of the site.
Relationship to Townscape	The site stands alone and does not relate particularly well to neighbouring areas in terms of being an obvious development site, given the proximity of the A71.
Landscape Fit – Intervisibility	The site is stand alone and would not be obviously intervisible with any other neighbouring developments.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The site has defined boundaries north, east and west in the form of deciduous woodland. To the south there is a footpath and a small strip of open space between the site and neighbouring residential properties.

On Site Constraints	A culvert runs through the site containing the Dedridge Burn. There are no other known constraints of any significance.
Ground Conditions/ Natural Features	No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed (as stated by the councils contaminated land officer). Site is also within a Coal Authority referral area.
Trees	If the site were to be developed, it would require a stand off to the mature deciduous woodland on the northern, western and eastern boundaries in particular.
Protected Species (biodiversity)	None obvious. SNH have confirmed that the site appears to have low natural heritage value. Opportunity to integrate into existing path network.
Green Network (CSGN)	The site is in a settlement, however its loss as part of the Livingston Blue and Green Network and as an area of protected open space that is well used, could be seen as having a detrimental impact on any potential CSGN, where this came within the settlement of Livingston.
Access/Parking/Roads	Access to the site would be likely to be from Murieston West Road although may be challenging due to bridge on that road and visibility splay that is required.
Watercourse within vicinity (potential flood risk)	The councils Flood Prevention Officer has stated that a Flood Risk Assessment is required for this site. Dedridge Burn runs beneath the site i.e. it is culverted. Flooding and drainage issues throughout the site. Also issue of large scale funding by council etc into Dedridge Burn green and blue network in this area.
Other	Education has confirmed that there are education capacity issues with this site. The catchment schools are James Young, St Margaret's Academy, Williamston Primary and St Ninian's Primary. Should development be supported on this site then relevant developer contributions would require to be paid. WOSAS comments - No sites have been recorded from within this plot. It was depicted as undeveloped ground on the 1st and 2nd edition OS maps, with the exception of a number of field boundaries and the Dedridge Burn, which was shown running WSW ESE across the centre of the site. It is apparent that there will have been a degree of landscaping around the northern and western edges associated with construction of the Crofthead interchange, and it is possible that there may have been a certain amount of terracing relating to its current use as playing fields. However, the majority of the site does not appear to have been substantially affected by modern development, meaning that there may be some potential for buried deposits to survive relating to earlier phases of development. NETS and Land Services – have commented that this is the Eastern side of Bankton Mains District Park and should therefore not be considered for housing.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Given this site is well used and active area of open space that is important to the local community and wider green network in the locality, this site should not be developed for housing. Provided any education concerns could be overcome, this site could be developed for residential use, provided the loss of amenity open space could be justified in policy terms by providing replacement compensatory open space or upgrading of a similar open space facility locally to the satisfaction of sportscotland (if this applies). It is noted that the Council Executive withdrew this site on 28.06.11 and that the site remains out with the consideration process for inclusion in the LDP.

<b>Proposed use - Site east of Glen Road junction, Nellburn, Deans, Livingston Housing</b>	
<b>WLLP reference (if known/applicable) –</b>	
<b>WLLDP reference</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield site – site is an area of protected open space under policy COM 2 in the adopted West Lothian Local Plan 2009.
Slope and Shape	Rectangular site
Altitude and Exposure	Level site, sheltered by virtue of existing housing development
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	Within town boundary

Landscape Fit – Intervisibility	Views to north and south obstructed by housing development but open views from Nellburn Road southwards. Orientation of existing housing may limit development opportunities and restrict layout.
Landscape Fit – Skyline	Site relatively well sheltered and discrete.
Defined Boundary	Defined on north and south by housing developments and associated footpaths serving housing developments, on west by Nellburn Road and on east by footpath serving housing development.
On Site Constraints	None apparent.
Ground Conditions/ Natural Features	No adverse ground conditions apparent. Trees on north, west (in part) and east boundaries.
Trees	Trees along footpath running east/west on the northern boundary of the site and east boundary and some trees/vegetation on the Nellburn Road frontage.
Protected Species (biodiversity)	None apparent. SNH have been consulted to confirm whether there would be any adverse impact from development on the site of any protected species.

Green Network (CSGN)	Identified in Open Space Strategy as amenity green space. Phase 1 Habitats Survey 1993 – cultivated and disturbed land and amenity grassland.
Access/Parking/Roads	Vehicle access via Nellburn Road, pedestrian access via existing footpaths. Nell Burn path runs to east of the site.
Watercourse within vicinity (potential flood risk)	Nell Burn runs to east of the site.
Other	Education - Within the catchment areas of Deans High School, St Margaret's Academy, Deans and St John Ogilvie Primary Schools. Hall and classroom extension may be required at St John Ogilvie Primary School. No planning history. Site within a coal referral area.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Potential development site although may be restrictions on site layout given the configuration of existing housing. Development likely to raise objection from housing which overlooks the site, particularly that on the southern boundary where there is less of a stand off distance.

<b>Proposed use - Site north of Deans Community High School, Livingston Residential use (circa 48 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference: EOI-0179</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Part Greenfield and part brownfield, part of area fenced off north of the recently redeveloped Campus. Site is within the settlement envelope of Livingston and backs onto the Bathgate Hills and River Avon Valley AGLV and the specific area is known as 'Dechmont Law' and the site backs onto Dechmont Law Park, that appears well used for informal recreation such as cycling/walking/dog walking etc and contains some formal play facilities. Immediately east of the site is an area of informal car parking at the end of Eastwood Park road that appears well used. The site is fenced off at present with palisade fencing.
Slope and Shape	Site is relatively flat in nature, with a slight slope from south to north.
Altitude and Exposure	The site is relatively unexposed and benefits from woodland screening from the prevailing wind from the south west from woodland to the west. There is also woodland to the north of the site, but the depth of this woodland recedes, the further east along the northern boundary you traverse. To the east, across the informal car parking area is Eastwood Park/Jones Green, comprising largely modern two storey semi and detached properties.

Un-neighbourly/non conforming uses	A school lies to the south of the site and residential properties to the east i.e. there are no non conforming uses. Ensuring an appropriate boundary with the school for privacy for both the school and any new residents could be an issue which could be resolved by some appropriate buffer planting and boundary treatments.
Relationship to Townscape	A well designed housing development similar to that to the east could fit in well to the surrounding townscape, although given levels of site, single storey units may fit better into the landscape.
Landscape Fit – Intervisibility	The site could be well accommodated within the site and could be viewed in the context of neighbouring built up developments. Some sensitivity would be required to the deciduous woodland buffer to the north and the west in terms of stand offs to the woodland.
Landscape Fit – Skyline	Site elevates gradually from south to north, but with backdrop of woodland and appropriate stand offs and heights of properties restricted to perhaps single storey (or two storeys in some parts of the site perhaps) the site would not be viewed as breaking the skyline.
Defined Boundary	Yes – the existing school fencing and woodland provide obvious defined boundaries to the site, as does Eastwood Park Road to the east of the site.
On Site Constraints	No obvious on site constraints, stand off would be required tom the woodland however.
Ground Conditions/ Natural Features	Ground conditions need checked by the Coal Authority and the contaminated land officer as appropriate (the latter due to the site previously containing buildings). It is thought however that there will be no obvious ground condition issues however.
Trees	Woodland to the west is understood to be in the ownership/control of the Woodland Trust. The north does not appear to be in their ownership and may be owned by the council (requires clarification)
Protected Species (biodiversity)	Part of the site is cultivated/disturbed land and amenity land in the Phase 1 Habitat Survey of 1993 and is east of broadleaved woodland and scrub plantation habitat as identified in GGP. The site is also south west of grassland and marsh (acid grassland that is semi improved). The site also contains no obvious features to presume that the site contains EPS, but a biodiversity assessment is likely to be required and consultation also with TWIC and SNH as appropriate. SNH have been consulted regarding whether there would be any significant impact from the development on any protected species.
Green Network (CSGN)	No significant issues.
Access/Parking/Roads	The council's Transportation Unit would be asked for their observations, particularly relating to the suitability of the access road via

	Eastwood Park and that the access to the site could remove some existing parking areas that exist for the Dechmont Law Park at the moment.
Watercourse within vicinity (potential flood risk)	No obvious issues – Final check however required by the councils Flood Prevention Officer.
Other	Concerns raised by the Livingston North Local Area Committee to the allocation of this site at the meeting of 18 August 2011 given proximity to AGLV and the area of well used parkland at Dechmont Law Park. Education support - contributions required for denominational secondary school and St John Ogilvies Primary School.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Subject to no significant concerns being raised, in particular regarding access from Eastwood Park. Issues of EPS and woodland and ground conditions could all potentially be overcome.

<p><b>Proposed use – Residential use (11 units) Rear of New Deans House - Glen Road, Livingston</b>  (NB, this site was originally withdrawn by the Council Executive from the assessment process on 28 June 2011 – however, the site is now preferred to be developed for phase 3 council house build as agreed by the Council Executive on 25 June 2013)  <b>WLLP reference (if known/applicable) – n/a</b>  <b>WLLDP reference: EOI-0180</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site is partly and an area of protected public open space at present in the adopted West Lothian Local Plan 2009.
Slope and Shape	The site does not slope and is relatively flat in nature.
Altitude and Exposure	The site is not elevated or exposed in nature.
Un-neighbourly/non conforming uses	The site is surrounded by residential uses, a fairly recent one storey development of accommodation with care was built immediately west and south west of the site.
Relationship to Townscape	The site would fit in well to the surrounding townscape as it would be residential properties adjacent.
Landscape Fit – Intervisibility	The site if developed would be viewed in the context of surrounding neighbouring residential properties.
Landscape Fit – Skyline	The site is not on the skyline.

Defined Boundary	There are clearly defined boundaries of fences to residential properties east and south west of the site and footpaths and residential properties to the north and also a footpath to the west.
On Site Constraints	No on site constraints of any significance.
Ground Conditions/ Natural Features	No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed as confirmed by the councils Contaminated Land Officer.
Trees	There are no trees of any significance within the site. There is mature deciduous woodland west of the site beyond a public footpath, however any development on the site is likely to be a significant enough distance away so as not to be affected by this development.
Protected Species (biodiversity)	SNH have been consulted and have identified no issues relative to any protected species on the site or any other comments or constraints of any significance. In terms of the Phase 1 Habitat Survey of 1993, the site contains cultivated and disturbed amenity grassland.
Green Network (CSGN)	No impact on CSGN as site lies within an urban area.
Access/Parking/Roads	Vehicular access to the site could be gained from the Glen Road to the south of the site.
Watercourse within vicinity (potential flood risk)	There a requirement for a Flood Risk Assessment for this site but not for a Drainage Assessment for this site as confirmed by SEPA. There are also no Water Resilient Measures recommended for this site either.
Other	<p>Education - Hall and classroom extension may be required at St John Ogilvie's Primary School. the catchment schools as well as St John's also includes Deans Primary, Deans Community High School and St. Margaret's Academy. Developer contributions where required would also have to paid if this site were to be developed.</p> <p>Nets and Land Services - From an OSS perspective, this area of Deans is served by Central Recreation Area Local Park to the South so at least some of this area could be considered for the appropriate density and design of housing. Should this area be developed for housing then we need to secure adequate funding to improve the quality, accessibility and design of Central Recreation Area Local Park.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Assuming that issues relating to the open space provision in the locality and extensions to St John's Ogilvie and other school contributions can be secured and other minor constraints as mentioned above can be overcome, then this site could be developed.

<b>Proposed use - To permit class 2 uses (as well as established class 4 and 5 uses)</b> <b>WLLP reference (if known/applicable) – Employment site ELv39 in the adopted WLLP</b> <b>WLLDP reference: EOI-0181</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	<p>The site is mostly brownfield in nature. The site is allocated as an employment site for class 4 and 5 uses in the adopted West Lothian Local Plan 2009. The site is also within the settlement envelope of Livingston and is also within an employment area under policies EM 5-6 (Kirkton Campus). Appendix 5.1 of the WLLP Employment Sites also applies and lists the following constraints and requirements:</p> <ul style="list-style-type: none"> <li>• Site area 8.3Ha;</li> <li>• Former Rosebank Nursery;</li> <li>• Ownership: West Lothian Council;</li> <li>• Use Class: 4 (business) and 5 (general industrial);</li> <li>• Category C: High amenity 4 and 5 – West Lothian, and Livingston in particular, has a history of development for industrial and business uses in the highest quality settings. For example, Kirkton Campus, which was the original Science and Technology Campus, is characterised by very low densities; modern or innovative design using high quality materials: in a highly landscaped setting; Careful control has been exercised over the height of buildings and the layout of individual sites to ensure that they are unobtrusive. Development for class 6 (storage and distribution), which may require significant eaves height and generate a high level of heavy vehicular traffic, will be precluded;</li> <li>• Flood Risk Assessment required;</li> <li>• Overall ELv39 site is capable of sub-division into 3 distinct areas, each capable of subdivision;</li> <li>• Quality frontage development required;</li> <li>• Footpath connection and minor pedestrian bridge across Killandean Burn to link with Greenway to the north is required.</li> <li>• Northeast site is suitable for single/low rise building, subject to engineering works that accommodate any flood risk to site and downstream and provides a landscape masterplan for the lower area to the south.</li> </ul>
Slope and Shape	The site is relatively flat in nature, but there is a slope down to Killandean Burn in the northern end of the site.
Altitude and Exposure	The site does not have any significant altitude and is also not considered to be significantly exposed.
Un-neighbourly/non conforming uses	Cognisance required of residential neighbours (two properties) at Rosebank Cottage south east of the site.

Relationship to Townscape	Site is well contained as either a single site or can be split into three as the plan submitted suggests. There are modern single storey office buildings in between the three different sites (in the middle of them), fronting the B7015 i.e. Rosebnak Road to the south of the site.
Landscape Fit – Intervisibility	The site could read as on site or be split into two or three sections of the submission. Two or three storey buildings could be accommodated on site at most, although with single storey buildings fronting the site three storeys may be too high.
Landscape Fit – Skyline	Site is not exposed or on any skyline and is well contained by planting outwith the site to the west, northern and eastern sides and the site has a mutual boundary with land safeguarded for open space and as an Area of Special Landscape Control in the WLLP, which also contains the Killandean Burn and Greenway to the north of the site.
Defined Boundary	Site has fencing to south (and east?) of the site and woodland defines the boundaries on the north, east and west of the site.
On Site Constraints	Site will require a site investigation due to hardstanding on the east side of the site and a likely assessment by the councils Contaminated Land Officer. There is also an electricity substation on the site in the south eastern corner. the Coal Authority would also be required to be consulted.
Ground Conditions/ Natural Features	Killandean Burn runs through woodland to the north of the site.
Trees	Existing woodland around the site should be retained and a stand-off required as it provides an established landscape setting to the site. Introducing a woodland buffer to the housing at Rosebank Cottages to the east of the site could be considered to ensure that residential amenity is maintained. This is mentioned in the approved brief that covers part of this site
Protected Species (biodiversity)	Given that there is a burn and woodland to the north of the site, there may well be some important species on the site, and potentially EPS (i.e. otters ?), in what is effectively an extension of a riparian corridor. A biodiversity assessment is therefore likely to be required over the whole site. SNH and TWIC will also be required to be consulted for their views. In terms of the overlays in GGP, the 1993 Phase 1 Habitat Survey, identifies that there is broadleaved woodland and scrub that appears throughout the site, but is most prevalent in the western third of the site. The east end of the site contains tall herbs and fern and there is semi improved grassland and marsh that lies to the north end of the site (outwith its and tall ruderal. SNH have been consulted with regard to potential impacts from development on this site in terms of protected species.
Green Network (CSGN)	There is existing woodland (scrub) throughout the site, but particularly in the western third, but this could be potentially removed as it does not in itself appear significant. The development of the site, on an allocated development site within the settlement of Livingston will have no significant impact on the CSGN. C Alcorn is tracking down an overall GGP overlay for CSGN, i.e. on this site overall there will be a neutral impact.
Access/Parking/Roads	There is planning permission in place (0453/FUL/09) for construction of a new access into the site (see attached plans with this response) Access to the remainder of the site could be from the existing blocked off access to Rosebank Way Road, west of the existing single storey office units.
Watercourse within vicinity (potential flood risk)	Killandean Burn runs beyond the northern boundary of the site and a Flood Risk Assessment will be required for the site as is confirmed by Appendix 5.1 of the WLLP. A Drainage Impact Assessment is also likely to be required on the site, but this will require the confirmation of the councils Flood Prevention Officer.

Other	Approved brief over part of the site and consent for access road also from 2009.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site could potentially be used for class 2 uses to extend beyond the class 4 and 5 allocated uses, provided it can be confirmed there would be no significant impact upon the employment land supply. Given the urban location there is no McCauley land Institute land designation issues.

<b>Proposed use - Mixed Use WLLP reference (if known/applicable) – WLLDP reference: EOI-0189</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Largely brownfield with small pockets of greenfield. Site occupied by football stadium, including artificial pitch, Lidl food store and associated parking.
Slope and Shape	Largely rectangular in shape and largely a flat, level site
Altitude and Exposure	Sheltered site, open aspect to west. Relatively sheltered on approaches from north and south.
Un-neighbourly/non conforming uses	Football stadium
Relationship to Townscape	Within town centre boundary.

Landscape Fit – Intervisibility	Sheltered site with views towards the town centre.
Landscape Fit – Skyline	Site appears to sit lower than the town centre (retail) area to the south.
Defined Boundary	Site boundaries defined by Alderstone Road to the west, River Almond to the east and north and college campus boundary to the south.
On Site Constraints	Occupied buildings.
Ground Conditions/ Natural Features	Almondvale Park West former landfill site centrally located within site. Site within a coal referral area
Trees	Tree lined avenue along Almondvale Stadium Road and trees within the site. Trees along the northern boundary towards the River Almond

Protected Species (biodiversity)	River Almond is a listed wildlife site.
Green Network (CSGN)	Phase 1 Habitats Survey 1993 – tall herb and fern at south east corner of site, some broadleaved, semi mature woodland at SE corner alongside river corridor; woodland and scrub along southern boundary and SW edge with Alderstone Road. Northern edge along River Almond forms part of Almond greenway 3 green corridor; amenity grassland to south at West Lothian College campus. SNH have been consulted regarding the impact development of this site would have on any protected species.
Access/Parking/Roads	Access via Almondvale Stadium Road; parking provided within site to serve the stadium, retail and for general public use. Footpath to the Civic Centre runs through the site with linking footpaths north and south.
Watercourse within vicinity (potential flood risk)	River Almond runs north and east of the site identified on SEPA flood risk maps. A tributary of the Almond runs at the south east corner
Other	Much of the site is within an archaeological consultation zone. The site has an extensive planning history principally for residential and mixed use development appropriate for a town centre location. Site lies within the catchments of Inveralmond High School and St Margaret's Academy and St Ninian's and Toronto Primary Schools Education support subject to availability of school capacity.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site presents a development opportunity within the town centre.

<b>Proposed use - Retail with possibility of a mixed use scheme</b> <b>WLLP reference (if known/applicable) – n/a – site is however within an employment boundary covered by policies EM5 and 6 in the WLLP</b> <b>WLLDP reference: EOI-0208</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site comprises the former HMRC building in Livingston. Buchanan House occupies a large site, extending to around 4 Ha, in the Kirkton Area of Livingston. The site, which was formerly a Government data and cheque processing centre, appears to have been vacant since 2006. In planning terms, the site lies within an employment area as set out in the West Lothian Local Plan. Local plan policies encourage the continued use of the site for employment purposes. There are office and industrial uses to the north and east, within the employment area, and housing to the west and south. The housing to the west is separated from the application site by a tree belt. Update 03/12/13 - Council minded to grant planning permission for residential development on the sit refs 0773/P/11 and 0737/P/11

Slope and Shape	The site is not significantly sloped
Altitude and Exposure	The site is not significantly elevated or sloped
Un-neighbourly/non conforming uses	There are houses to the west of the site at Kirkfield View and classes 4, 5 and 6 uses to the north east of the site, across Kirkton North Road and south of the site across Kirkton North Road (the B7015)
Relationship to Townscape	The site at the moment contains a large flat roofed two and three storey abandoned/disused office building that is falling into a state of disrepair. There are two storey houses to the south and west of the site.
Landscape Fit – Intervisibility	The site is relatively well self contained and would read as stand alone site in its own right.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The site has a well constructed palisade fence around it that was used to secure the building in its previous use, however, the fence has been prone to occasional breaches. There is woodland belt to the west of the site that varies in depths of between 15m and 40m.
On Site Constraints	None physically obvious, but if site developed for retail uses, could be a difficulty in terms of sequential testing (and also in terms of the location) and as there is likely to be no retail capacity available for convenience shopping in terms of the Halcrow 2008 Study and subsequent consents in Livingston town centre.
Ground Conditions/ Natural Features	There are no obvious ground conditions or features, however, the councils contaminated land officer would require to provide views on the likely ground conditions in contamination terms. Although previously developed, it would be prudent to consult the Coal Authority in terms of a history of mining in the area in West Lothian.
Trees	There is no significant woodland within the site, however there is well established woodland buffer of deciduous trees to the west of the site. It has a depth of between 15m to 40m between the site and housing. There is also some woodland to the south west of the site. The woodland appears to be in the ownership of the Woodland Trust. A stand off would be required to any new development on the site to BS standards to ensure the trees were appropriately protected.
Protected Species (biodiversity)	Unlikely woodland to west of the site does not flag up anything in the 1993 Phase 1 Habitat Survey in GGP. Biodiversity assessment unlikely, however, a consultation would be required with SNH and TWIC. SNH have been consulted regarding potential impacts from any development of the site on European Protected Species.

Green Network (CSGN)	No significant negative impact
Access/Parking/Roads	Access likely to be for vehicular traffic from Buchanan House existing access to Kirkton North Road on the east side of the site. There is a well used public footpath to the north of the site that leads into the housing to Kirkfield View to the west and the wider employment area to the east and north east.
Watercourse within vicinity (potential flood risk)	No known watercourse or flood risk issue, however will require consultation and conformation of this with the Flood Prevention Officer, SEPA and Scottish Water as appropriate.
Other	<p>LAC Reports on condition of building August – October and residents and Livingston Community Council concerns also. Building Standards and the Fire Brigade are also involved. Recent application October 2011 for residential development on northern part of the site, reference 0737/FUL/11 &amp; 0773/FUL/11. Applications minded to be granted by committee 14/08/13, see links below to case files:</p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=E98A17D583DE3170FCC32BC29690B42B?action=show&amp;appType=Planning&amp;appNumber=0737/P/11">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=E98A17D583DE3170FCC32BC29690B42B?action=show&amp;appType=Planning&amp;appNumber=0737/P/11</a></p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=E98A17D583DE3170FCC32BC29690B42B?action=show&amp;appType=Planning&amp;appNumber=0773/P/11">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=E98A17D583DE3170FCC32BC29690B42B?action=show&amp;appType=Planning&amp;appNumber=0773/P/11</a></p> <p>Previous application for residential development refused (outline application 0499/P/09) as being contrary to the development plan, previous application 0676/P/07 withdrawn also for outline planning permission for residential development over the whole site.</p> <p>School capacity issues also with Livingston Village non denominational primary catchment area. A feasibility study is underway within the council (paid for by the proposer of this site and the Kirkton Business Centre site EOI-0002, EOI-0043 and EOI-0117), regarding possibility of extending the primary school. Also related EOI for residential development of the site under reference EOI-0209. Education concerns mixed use allocation preferred.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Re-development for retail would be contrary to the existing adopted WLLP, site is in an employment area boundary covered by policies EM5 and 6 also loss of employment land may be a consideration, which will require the agreement of the Economic Property Development Manager if the site is to be developed for something other than employment uses.

<b>Proposed use - residential use</b> <b>WLLP reference (if known/applicable) – n/a – site is however within an employment boundary covered by policies EM5 and 6 in the WLLP</b> <b>WLLDP reference: EOI-0209</b>	
<b>CONDITION &amp; SETTING</b>	General comments
Present Use Brownfield/greenfield/ruin/mixed	The site comprises the former HMRC building in Livingston. Buchanan House occupies a large site, extending to around 4 Ha, in the Kirkton Area of Livingston. The site, which was formerly a Government data and cheque processing centre, appears to have been vacant since 2006. In planning terms, the site lies within an employment area as set out in the West Lothian Local Plan. Local plan policies encourage the continued use of the site for employment purposes. There are office and industrial uses to the north and east, within the employment area, and housing to the west and south. The housing to the west is separated from the application site by a tree belt. Council minded to grant planning permission as of 23 August 2013 for residential development on this site under application ref 0773/P/11.
Slope and Shape	The site is not significantly sloped
Altitude and Exposure	The site is not significantly elevated or sloped
Un-neighbourly/non conforming uses	There are houses to the west of the site at Kirkfield View and classes 4, 5 and 6 uses to the north east of the site , across Kirkton North Road and south of the site across Kirkton North Road (the B7015)
Relationship to Townscape	The site at the moment contains a large flat roofed two and three storey abandoned/disused office building that is falling into a state of disrepair There are two storey houses to the south and west of the site
Landscape Fit – Intervisibility	The site is relatively well self contained and would read as stand alone site in its own right.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The site has a well constructed palisade fence around it that was used to secure the building in its previous use, however, the fence has been prone to occasional breaches. There is woodland belt to the west of the site that varies in depths of between 15m and 40m.
On Site Constraints	None physically obvious, but if site developed for residential use, there is a constraint Livingston Village Primary.
Ground Conditions/ Natural Features	There are no obvious ground conditions or features, however, the councils contaminated land officer would require tom provide views on the likely ground conditions in contamination terms. Although previously developed, it would be prudent to consult the Coal Authority in terms of a history of mining in the area in West Lothian.
Trees	There is no significant woodland within the site, however there is well established woodland buffer of deciduous trees to the west of the site. It has a depth of between 15m to 40m between the site and housing. There is also some woodland to the south west of the site. The woodland appears to be in the ownership of the Woodland Trust. A stand off would be required to any new development on the site to BS standards to ensure the trees were appropriately protected.

Protected Species (biodiversity)	Unlikely woodland to west of the site does not flag up anything in the 1993 Phase 1 Habitat Survey in GGP. Biodiversity assessment unlikely, however, a consultation would be required with SNH and TWIC. SNH have been consulted regarding potential impacts from any development of the site on European Protected Species.
Green Network (CSGN)	No significant negative impact.
Access/Parking/Roads	Access likely to be for vehicular traffic from Buchanan House existing access to Kirkton North Road on the east side of the site. There is a well used public footpath to the north of the site that leads into the housing to Kirkfield View to the west and the wider employment area to the east and north east.
Watercourse within vicinity (potential flood risk)	No known watercourse or flood risk issue, however will require consultation and conformation of this with the Flood Prevention Officer, SEPA and Scottish Water as appropriate.
Other	<p>LAC Reports on condition of building August – October and residents and Livingston Community Council concerns also. Building Standards and the Fire Brigade are also involved. Recent application October 2011 for residential development on northern part of the site, reference 0737/FUL/11.</p> <p>Previous application for residential development refused (outline application 0499/P/09) as being contrary to the development plan, previous application 0676/P/07 withdrawn also for outline planning permission for residential development over the whole site.</p> <p>Recent application October 2011 for residential development on northern part of the site, reference 0737/FUL/11 &amp; 0773/FUL/11. Applications minded to be granted by committee 14/08/13, see links below to case files:</p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=E98A17D583DE3170FCC32BC29690B42B?action=show&amp;appType=Planning&amp;appNumber=0737/P/11">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=E98A17D583DE3170FCC32BC29690B42B?action=show&amp;appType=Planning&amp;appNumber=0737/P/11</a></p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=E98A17D583DE3170FCC32BC29690B42B?action=show&amp;appType=Planning&amp;appNumber=0773/P/11">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=E98A17D583DE3170FCC32BC29690B42B?action=show&amp;appType=Planning&amp;appNumber=0773/P/11</a></p> <p>School capacity issues also with Livingston Village non denominational primary catchment area. A feasibility study is underway within the council (paid for by the proposer of this site and the Kirkton Business Centre site EOI-0002, EOI-0043 and EOI-0117), regarding possibility of extending the primary school. Also related EOI for residential development of the site under reference EOI-0208. Education concerns mixed use allocation preferred.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Re-development for residential would be contrary to the existing adopted WLLP, site is in an employment area boundary covered by policies EM5 and 6 also loss of employment land may be a consideration, which will require the agreement of the Economic Property Development Manager if the site is to be developed for something other than employment uses. There is also a case history of refusals on the site.

<b>Proposed use - Residential, circa 145 units (Circa 6Ha)</b> <b>WLLP reference (if known/applicable) – ELv24</b> <b>WLLDP reference – EOI-0221</b>	
<b>CONDITION &amp; SETTING</b>	General comments
Present Use Brownfield/greenfield/ruin/mixed	<p>Greenfield site within settlement envelope of Livingston, site allocated under reference ELV24 for class 4 and 5 uses in the adopted WLLP. Appendix 5.1 Requirements as follows:</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment required</li> <li>• Consideration of adjacent residential amenity</li> <li>• Retention of and addition to, woodland planting along shelterbelt adjacent to burn on east boundary and at Barracks Strip on west boundary (in ownership of Woodland Trust Scotland)</li> <li>• Preferred access from Houston Road but potential from ELv23</li> </ul>
Slope and Shape	Site slopes gently from north to south
Altitude and Exposure	No significant altitude and exposure
Un-neighbourly/non conforming uses	None of significance – residential properties lie to the east of the site, east of a woodland strip and footpath and burn that flows south into Eliburn Reservoir. Railway line to the north also in terms of noise (Environmental Health views would be required on the issue of noise) and Houston Road also lies to the south. The noise issue could be mitigated by the 30m woodland buffer of mostly conifers to the north of the site. An allocated employment site ELv23 lies to the west of the site and is also allocated for class 4 and 5 uses. South of the site and Houston Road is the recently developed Eliburn Park (rural Park including pitches and play areas etc)
Relationship to Townscape	No obvious townscape to the site to relate to due to shelterbelt planting. Public Park and open space at Eliburn Park south of Houston Road.
Landscape Fit – Intervisibility	Site will read on its own and is relatively self contained.
Landscape Fit – Skyline	In terms of the skyline, it will benefit from the backdrop at higher ground of the buffer woodland that is already in place at the northern end and therefore no development will appear on the skyline. There is also other well established shelterbelt planting on the eastern and western boundaries that will help to contain and frame any developments on this site.
Defined Boundary	The site has a clearly defined post and wire fence boundary with also a service strip and ditch between the fence and Houston Road to the south that has Houston Road beyond this. There are shelterbelts to the north, east and west sides of the site that clearly establish the sites delineation with these boundaries.
On Site Constraints	No obvious physical on site constraints. However, if allocated for residential development there could be a constraint potentially in catchment schools (needs tbc with Education) of Deans Primary, Deans Secondary, St. John Ogilvie Rc Primary and St. Margaret's RC Secondary

Ground Conditions/ Natural Features	A desk top assessment would be required by the councils Contaminated land officer and also the views require to be sought of the Coal Authority in case of any underground mining history.
Trees	As already discussed, there is significant woodland in the form of shelterbelts around the site, namely Barracks Strip to the west (Woodland Trust Scotland) and also shelterbelts to the north and east, that should be retained and appropriate stand-off provided. These are identified in the 1993 Habitat Survey as woodland and scrub mixed plantations and an appropriate stand-off would be required for any development. There would be some loss of self seeded small trees within this site, but this is not considered overly significant.
Protected Species (biodiversity)	Unknown – unlikely site may require to be subject to a biodiversity assessment to be certain and checks with SNH and TWIC . The woodland areas are identified as a mixed plantation as part of the Phase 1 Habitat Survey of 1993 in GGP
Green Network (CSGN)	No significant issues, but the retention of the shelterbelts will help to accord with the sentiments of the CSGN. CALcorn is checking the availability of a CSGN overlay for GGP. SNH have been consulted regarding potential impacts from any development of the site on European Protected Species.
Access/Parking/Roads	Existing access into the site in place to the site from Houstoun Road, south of the site including footpaths. there could also be potential access also from site ELv23 WLLP allocation to the west also. Transportation will require to be consulted to confirm the acceptability of the access the site, which is expected to be acceptable, although given a residential use is proposed, this may be different.
Watercourse within vicinity (potential flood risk)	The WLLP indicates that the site will require to be subject to a FRA – The Flood Prevention Officer will require to confirm any issues with the burn and flood risk to the east boundary of the site, and Appendix 5.1 of the WLLP indicates that a FRA will be required for the site.
Other	<p>Loss of this site to the general employment land supply would be a potential concern that would require the comments of the Economic Property Development Manager.</p> <p>Education support - Developer contributions towards denominational secondary school required. Site within catchment for St John Ogilvies and Deans primary schools.</p> <p>RELEVANT APPLICATIONS ETC:</p> <p>Proposal of application notice for residential development with associated car parking and landscaping (grid ref. 302922 668217 ) for LAND AT HOUSTON ROAD, ELIBURN, LIVINGSTON was submitted to the council in May 2013:  <a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionId=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0342/PAC/13">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionId=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0342/PAC/13</a></p> <p>Scoping Opinion for EIA: EIA screening opinion for a 7.5 ha residential development (grid ref. 302908 668220) at SITE 3, ELIBURN, LIVINGSTON, confirmed EIA not required as of 13/08/13:  <a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionId=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0447/EIA/13">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionId=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0447/EIA/13</a></p> <p>There has been no subsequent planning application submitted to the council for any development, residential or otherwise, on this site.</p>

<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>Site could be developed without any significant difficulty, however, this on the provision of the issues outlined earlier on in this response proforma and:</p> <ul style="list-style-type: none"> <li>• Loss of this site from employment land supply would not be considered detrimental to the overall employment land supply by the Economic Property Development Manager;</li> <li>• The issues of access to the sites do not cause Transportation any concerns for residential use;</li> <li>• The issue of railway noise for any residential development of the site did not cause Environmental Health any concerns.</li> </ul>
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<b>Proposed use - Remove single user status and replace with general employment uses (13.9Ha site)</b> <b>WLLP reference (if known/applicable) – ELv25</b> <b>WLLDP reference: EOI-0222</b>	
<b>CONDITION &amp; SETTING</b>	General comments
Present Use Brownfield/greenfield/ruin/mixed	<p>Greenfield site in the settlement envelope of Livingston in the adopted WLLP, however long established allocated site ELv25 for employment uses for class 4 and 5 uses. Appendix 5.1 of the WLLP indicates the following constraints/requirements as follows:</p> <ul style="list-style-type: none"> <li>• Single user sites – SPP2 Economic Development (2002) maintains the allocation of two proven sites in West Lothian, for large scale single users, or for masterplanned developments of national significance. This allocation reflects the special status of the sites at Linhouse and Eliburn.</li> <li>• Development must respect location of Lochshot Burn and Greenway to south and no buildings within 10m of the south boundary.</li> <li>• Access from Appleton Parkway. Footpath along whole frontage/west site boundary to link into existing footways. Footpath along whole frontage/west site boundary to link into existing footways.</li> <li>• Additional structural woodland shelterbelt planting along the southern boundary.</li> </ul>
Slope and Shape	Site gently undulates throughout its expanse, however, generally, undulates and elevates south to north. The site is reasonably flat in nature and the undulations would have no significant impact on its development.
Altitude and Exposure	The site does not have a particularly significant altitude to it and it is relatively unexposed due to well established shelterbelt planting west of Appleton Parkway and south and east of the site.

Un-neighbourly/non conforming uses	None – Employment allocation ELv21 west of the Appleton Parkway for use classes 4 & 5. Eliburn Park and woodland east of the site with varying depth of shelterbelt planting of 30 -140m in depth. Employment allocations ELv23 and ELv26, north and south of the site for uses classes 4 and 5 respectively.
Relationship to Townscape	Site is relatively self contained, with no specific issues relationship required to the townscape.
Landscape Fit – Intervisibility	As above, the site is self contained, surrounded by shelterbelt planting more open to views from traffic from Appleton Parkway to west of the site and Houstoun Road, north of the site (looking south)
Landscape Fit – Skyline	Site elevates south to north generally and breached skyline when viewed from the south, but the visual impact from close to the site would be minimal, due to no significant public access and views to the site.
Defined Boundary	Site has a defined boundary no fences to north of the site but there are bushes. 1.5m high post and wire fence west of the site to Appleton Parkway – Woodland shelterbelts to the east and south of the site.
On Site Constraints	Nothing obviously significant.
Ground Conditions/ Natural Features	No obvious issues or constraints. Desk top analysis by contaminated officer and Coal Authority may be likely to be required.
Trees	ELv25 requires additional shelterbelt planting be provided at the south end of the site. Shelterbelts east and south of the The shelterbelts contain mixed and coniferous woodland.
Protected Species (biodiversity)	No species obvious site would require expert assessment of SNH and TWIC although nothing significant on the 1993 Habitat Survey. Also given Lochshot Burn lies south of the site and Eliburn Reservoir to east and could be some EPS present i.e. otters ? SNH have been consulted with regard to potential impacts from this development on protected species
Green Network (CSGN)	No significant benefit or benefit.
Access/Parking/Roads	WLLP ELv25 allocation in Appendix 5.1 indicates that vehicular access would come via Appleton Parkway and that a footpath would be required along the entire frontage/west site boundary to link into the existing footways
Watercourse within vicinity (potential flood risk)	A consultation is required with the Flood Prevention Officer, to ascertain if a DIA and FRA are required for the development of this site. There is no specific requirement in Appendix 5.1 of the WLLP, however, Lochshot Burn lies to the site and Eliburn Reservoir

	lies to the east of the site. Suds could be located on south part of the site due to levels.
Other	Application ref: 0374/FUL/06 - Change of use of north west corner of the site to quad bike track was refused on 14/08/06. Also given that SPP2 has now been superseded by the Consolidated SPP can allow the re-allocation of the site for non single user sites such as ELv25
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site could be developed for mainstream employment uses as suggested. Given the Consolidated SPP relaxation to single user requirements, along the site to be developed for classes 4, 5 and 6 would be acceptable in general terms. However, given the single user was for 4 and 5 uses only, Transportations views on the appropriateness of a class 6 use on the site should be sought, in terms of links to the main road network. The Planning and Economic Development Managers views on this would also be required.

<b>Proposed use - Extend use range of site to include class 6 (storage and distribution uses)</b> <b>WLLP reference (if known/applicable) – ELv26</b> <b>WLLDP reference: EOI-0223</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	<p>Site is Greenfield and is within the settlement envelope of Livingston and is allocated for class 4 and 5 uses within the adopted WLLP. The following requirements are also set out in Appendix 5.1 of that document:</p> <ul style="list-style-type: none"> <li>• Single user of master planned sub-division</li> <li>• Footpath connection along east boundary with small pedestrian footbridge over burn, to connect to Greenway (route assessment required).</li> <li>• Access from Appleton Parkway and footpath along frontage of site and connect to existing footways.</li> <li>• Respect Lochshot Burn and Greenway to north.</li> </ul>
Slope and Shape	Site slopes generally south to north, but is undulating in nature, the site rises up in the south west corner of the site also, with bunding.
Altitude and Exposure	The site is exposed from the south. The hedge is largely intact on the southern boundary and low scrub planting /woodland planting on the western side of the site also.

Un-neighbourly/non conforming uses	None obvious, long established employment site west of Appleton Parkway and site more recently developed to the south (partially), employment allocation ELv28. The overall site within the employment area boundary under policies EM5 and 6 in the WLLP.
Relationship to Townscape	The site is reasonably well self contained and given shelterbelts surrounding neighbouring sites and roads i.e. Appleton Parkway to the south of the site.
Landscape Fit – Intervisibility	No significant intervisibility with neighbouring sites, due to the site being well contained with existing woodland shelterbelts.
Landscape Fit – Skyline	No significant skyline impact and the site sits relatively low in the landscape.
Defined Boundary	There is mature, largely deciduous woodland north and east of the site (i.e. outwith the site), with lower scrub woodland to the west of the site. There is a small belt of woodland that runs through then site, that likely relates to a watercourse.
On Site Constraints	No obvious on site constraints, but there may be a small watercourse that runs through the site and Lochshot Burn runs through the woodland to the north of the site.
Ground Conditions/ Natural Features	There are no obvious ground condition or natural features other than woodland and a small watercourse. It is likely some of the woodland on the site may well be lost, but it would appear that this has been largely self seeded. In terms of ground conditions, the views of the Coal Authority, the council's contaminated land officer and the Flood Prevention Officer should all be sought.
Trees	There are mature woodland shelterbelts to the north and east (both wider) and the west of the site. These would be retained and an appropriate stand off required to ensure their retention.
Protected Species (biodiversity)	Unclear from site visit, will require comments from SNH and TWIC as appropriate. No obvious issues being flagged up in GGP in terms of the Habitat Survey that only flags up the mixed broadleaved woodland and scrub areas to the north and east of the site. Nevertheless, a biodiversity assessment is likely to be required to ensure confirmation of no presence of EPS on the site, particularly given that there is the Notable Habitat in GPP of Eliburn Reservoir lying to the north within 230m of the site. The site also has Lochshot Burn running to the north of the site. SNH have been consulted with regard to potential impacts from this development on protected species.
Green Network (CSGN)	No significant impact in terms of CSGN. Additional woodland planting within the site would help to offset any development of the wider site. Awaiting CSGN overlay from CAIcorn in GGP to confirm the position.
Access/Parking/Roads	The views of Transportation would be required on the access to the site and a Transportation Assessment is likely to be required. Appendix 5.1 in the WLLP indicates that a footpath connection along east boundary with small pedestrian footbridge over burn, to connect to Greenway (route assessment required) is required and that Access from Appleton Parkway and footpath along frontage of site and connect to existing footways would also be required. Transportation views on the suitability of extending this site to class 6 use will be critical in terms of the capacity of the surrounding road network for HGVs and potential multiple lorry movements and how the site accesses the main road network, but it would appear well placed in terms of access to main roads at the A89 and the M8.
Watercourse within vicinity (potential flood risk)	Lochshot Burn runs to the north of the site through the existing woodland. The Flood Prevention Officer will require to confirm if a FRA and DIA for this site is required. It is noted from the SEPA Fluvial Flood Risk Data on GGP however, that the site lies outwith the 1:100, 1:200 and 1:1000 year Fluvial Flood Risk Maps.

Other	None – no relevant planning application history.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site is a long established employment allocation and expansion to class 6 uses may be acceptable, subject to Transportation confirming that there would non adverse impact on the surrounding road network given also distances to the A89 and M8, which it would appear are reasonable.

<b>Proposed use - Wider range of uses should be identified for the beyond classes 4 (business) and 5 (general industrial) to include class 6 (storage and distribution) WLLP reference (if known/applicable) – WLLDP reference</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site is brownfield in nature and contains a modern office development (company call Atos Origin) that is two storeys in height and lies within an employment area covered by policies EM5 and EM6 in the adopted WLLP and is in the settlement envelope of Livingston.
Slope and Shape	Site is relatively flat in nature
Altitude and Exposure	Site is relatively unexposed and benefits from shelterbelt planting to the west that contains mixed woodland and scrub.
Un-neighbourly/non conforming uses	There is a class 5 general industrial use to the north west of the site. These buildings are 8-10 in height and there is a modern housing site built out further south of the site at Eastcroft Court south of the A705 that would appear far enough away (130m at the nearest point) to not cause a problem with any class 6 uses, subject to appropriate conditions being applied to any subsequent planning application.
Relationship to Townscape	If this site were to be redeveloped for class 6 use, it is likely that the given the sites area, that the scale of the buildings would be similar to that insitu at the moment.
Landscape Fit – Intervisibility	The site is relatively self contained and will be read with the existing employment allocations north west of the site and also east of the site, which contains a modern two storey office building, like the building on the site itself constructed of glass and profiled steel sheeting.
Landscape Fit – Skyline	The site is relatively unexposed in terms of landscape fit and the skyline.

Defined Boundary	The site is defined on the north, east and south sides by low shrub landscaping, footpath and road and tree belt that has been planted.
On Site Constraints	From the site visit and desk top analysis, there is no obvious on site constraints of concern.
Ground Conditions/ Natural Features	From the site visit and desk top analysis, there is no obvious ground condition issues or features, give also site contains an existing office building, it is not considered that the ground conditions would cause any subsequent redevelopment difficulty to a class 6 use. Nevertheless, the Coal Authority and the contaminated land officer should have their views sought on the matter.
Trees	There is a mature deciduous woodland belt to the west of the site that is understood to be in the ownership of the Woodland Trust of Scotland. The 1993 Phase 1 Habitat Survey on GGP identifies the woodland belt of being a woodland scrub mixed plantation. The actual site itself is identified by the same survey as containing Tall herb and Fern although as the site has now been developed, this designation only now relates to the area of land that lies south of the site.
Protected Species (biodiversity)	None obvious, given also site has been built out, it is unlikely, however views of SNH and TWIC should be sought nevertheless to ascertain if a class 6 use would cause any concerns on this site. SNH have been consulted with regard to potential impacts from this development on protected species.
Green Network (CSGN)	No issues, Awaiting also overlay of CSGN from Calcorn.
Access/Parking/Roads	Access is from an existing access off Appleton Parkway. There is a footpath running along the north of the site that connects into the surrounding footpath network and footways. The views of Transportation will be required as to the suitability or otherwise of this site being able to accommodate a class 6 use in terms of distance to the site to the main road network i.e. the A89 and M8, but this is not considered to be an obvious problem. A Transportation Assessment is likely to be required to resolve this.
Watercourse within vicinity (potential flood risk)	No significant or obvious flood risk or drainage issues, however, this would require the assessment of the council's Flood Prevention Officer to confirm definitively if this is the case or not.
Other	Planning permission was granted under reference 1001/04 for a laboratory building that has since been built out. Planning permission on this site itself was granted under reference 0788/05 on 13/09/05 for the Erection of 2 office buildings and office/data centre with storage facility and has since been built out.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site could be allocated for class 6 uses provided that Transportation do not raise any significant issues and also that the Planning and Economic Development Manager raised no concerns in terms of widening the range of potential uses on this site.

<b>Proposed use - Housing</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference: PJ-0005</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Council depot, brownfield site with assortment of buildings, car parking and council yard. Frontage along Ladywell East road is greenfield
Slope and Shape	Largely rectangular flat site although slightly elevated from surroundings
Altitude and Exposure	Elevated site, but not of any significance
Un-neighbourly/non conforming uses	None apparent
Relationship to Townscape	Within town boundary and surrounded by residential development
Landscape Fit – Intervisibility	Site elevated from Ladywell East Road but not so much to adversely affect landscape fit and views over the town
Landscape Fit – Skyline	As above
Defined Boundary	Defined by Eagle Brae and Ladywell East Road to the west and south and by footpath serving residential development and a play park to the north and east.
On Site Constraints	Council depot – possible contamination from council vehicles
Ground Conditions/ Natural Features	No adverse conditions apparent.
Trees	Minor trees on southern frontage, and trees/landscaped area at north west corner.
Protected Species (biodiversity)	None apparent – SNH have been consulted regarding potential impact from the development on any protected species.
Green Network (CSGN)	Well maintained landscaped areas surrounding the site. Phase 1 Habitat Survey 1993 – amenity grassland and cultivate/disturbed ground at south west corner. <b>SNH have been consulted with regard to potential impacts from this development on protected species</b>

Access/Parking/Roads	Pedestrian and vehicular access via Eagle Brae and surrounding footpath network which serves residential development
Watercourse within vicinity (potential flood risk)	None apparent
Other	Archaeological consultation zone to north of the site. Site within a coal referral area Open Space Strategy lists amenity grassland around the site No planning history School catchments – Inveralmond High School, St Margaret's Academy, Harrysmuir and Howden St Andrew's Primary Schools - There are capacity issues emerging at Harrysmuir Primary School where school extension would be required.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Re-development opportunity

## LOGANLEA

<b>Proposed use - residential (5-10 units)</b> <b>WLLP reference (if known/applicable) – n/a</b> <b>WLLDP reference – LATE-0008</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield site which comprises unused agricultural land in an Area of Special Landscape Control designation in the adopted West Lothian Local Plan 2009, immediately to the west of the settlement of Loganlea. Planning permission was refused for 4 houses on the site under ref 0469/FUL/11 on 06.09.11 for being un supported development in the countryside, with no justification. a disused shop also lies to the east of the site.
Slope and Shape	The site slopes down from the south east corner to the west, but would not be any impediment to the site being developed for housing.
Altitude and Exposure	Site is exposed to the prevailing wind from the south west / west. It would however benefit from being sheltered from any easterly and southerly winds by existing two storey housing developments, however the site would be exposed from the north.
Un-neighbourly/non conforming uses	None – residential properties to the east and south.
Relationship to Townscape	The site could read as an organic expansion of Loganlea, given the housing to the east and the south and given that the housing to the south of the road at Ross Court extends beyond the extent of existing housing to the north of the road at Moorelands.

Landscape Fit – Intervisibility	The site could fit in well with the existing developments on the south side and on the north side.
Landscape Fit – Skyline	The site is not on a prominent skyline.
Defined Boundary	There is fencing and to the east and west, a ‘C’ class road to the south and field boundaries to the north.
On Site Constraints	No known constraints (see below re contaminated land), however the Coal Authority would be required to confirm if there are any issues with stability, as the area would have been possible subject to mining in the past. there are no known archaeological triggers on the site or adjacent either.
Ground Conditions/ Natural Features	The council’s contaminated land officer has identified ‘no known issues’ in terms of contamination, however, the site is immediately adjacent to an old dismantled railway line, therefore the site may have some degree of contamination that may require further survey. There are no other significant natural features or ground conditions pertaining to the site. In terms of the MacAulay land Institute map, the site is identified as ‘unclassified land’.
Trees	There are some mature trees at the southern end of the site that ideally should be retained.
Protected Species (biodiversity)	There are no known notable habitats on the site, however the views of SNH and TWIC would be required to confirm if they are aware of any protected species within or close to the site.
Green Network (CSGN)	The site if developed would be no significant loss to any potential CSGN in this area.
Access/Parking/Roads	In the recent planning application that was refused on the site, Transportation had no issues other than requiring a 2 metre wide footway shall be provided along the frontage of the development and shall tie into the existing footway to the east of the site. Details shall be provided to the satisfaction of the Transportation Manager. the site is close to a bus turning area and terminus which lies within 20m of the site.
Watercourse within vicinity (potential flood risk)	There is no watercourse within the vicinity, however, the councils Flood Prevention Officer should be consulted to confirm that the site would not be subject to any flood risk. The Breich Water is some 130m from the nearest point of the site.
Other	<p>The catchment schools are West Calder High, St Kentigern’s Academy, Addiewell Primary and St Thomas Primary and they stated when the recent planning application was submitted that: The proposed development is a windfall site as defined by the Edinburgh and Lothians Structure Plan (ie it is a site which is not identified through the forward planning process). In light of the difficult economic circumstances instruction has been given to allow for development of small windfall sites where there is no immediate constraints. This is a position that may change in the future should education constraints increase.</p> <p>Education and Cultural Services therefore had no objection to this planning application coming forward provided contributions are made. These contributions are targeted at relieving existing or forecast school capacity constraints and represents a proportionate contribution for the size of development suggested.</p> <p>Two planning applications have also been made on this site:</p>

	<p>PLANNING APPLICATION – 0469/FUL/11 - Erection of 4 houses at LAND NORTH OF LOGANLEA ROAD, LOGANLEA, ADDIEWELL refused 06/09/11:</p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=E98A17D583DE3170FCC32BC29690B42B?action=show&amp;appType=Planning&amp;appNumber=0469/FUL/11">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=E98A17D583DE3170FCC32BC29690B42B?action=show&amp;appType=Planning&amp;appNumber=0469/FUL/11</a></p> <p>PLANNING APPLICATION 0061/FUL/13 - Erection of 4 houses at LAND NORTH OF LOGANLEA ROAD, LOGANLEA, ADDIEWELL refused 19/03/13:</p> <p><a href="http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0061/FUL/13">http://planning.westlothian.gov.uk/WAM133/showCaseFile.do;jsessionid=A9D5D76AEBC1008066E561E6EF9E2A51?action=show&amp;appType=Planning&amp;appNumber=0061/FUL/13</a></p>
<p><b>Conclusion/Summary:</b> Site potential and impact on the community and/or settlement.</p>	<p>This site could represent an acceptable site, subject to no concerns from Education, Flood Prevention Officer and Transportation.</p>

## LONGRIDGE

<p><b>Proposed use - Playpark and housing 0.98 ha (20 units)</b>  <b>WLLP reference (if known/applicable) – N/A</b>  <b>WLLDP reference – EOI-0028</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Overgrown greenfield site located outwith the settlement boundary of Longridge.
Slope and Shape	The site slopes downwards from north to south. The site is broadly rectangular in shape.
Altitude and Exposure	The site has open views towards the south, however sits at the same level as the adjacent housing in Northfield Crescent.
Un-neighbourly/non conforming uses	Open fields to the north and south, housing to the west and north west, and tree planting to the east.

Relationship to Townscape	The site is located on the eastern edge of the village outwith the settlement boundary and would have the effect of extending the village towards the east.
Landscape Fit – Intervisibility	Built development would be visible from the existing residential properties which are located on the west and north west boundaries of the site.
Landscape Fit – Skyline	Built development on the site would be visible when viewed from the south and from the A706 approaching the village from the south.
Defined Boundary	The west boundary is defined by an existing timber palisade fence. The remainder of the site boundaries appear to be open.
On Site Constraints	The only means of access to the site at the moment is along a farm access track which runs from the A706. The site itself does not have direct access onto an adopted road.
Ground Conditions/ Natural Features	There are no notable habitats listed for this site and no notable natural features.
Trees	There are some areas of scrub trees on the site which would require removal prior to any development on the site. There is a wooded area immediately to the east of the site which forms a buffer along this boundary.
Protected Species (biodiversity)	Unknown – will require to be checked with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	The only means of access to the site at the moment is along a farm access track which runs from the A706. This track runs for 180 metres before it reaches the site boundary. The site itself does not have direct access onto an adopted road. It is unclear as to the ownership of this access track as it is shown outwith the site boundary. The track would have to be significantly upgraded to provide an access to the site which would have financial implications in terms of developing the site.
Watercourse within vicinity (potential flood risk)	There are no visible watercourses within the vicinity of the site.
Other	None
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site would constitute a physical expansion of Longridge beyond the settlement boundary. The site is situated behind existing houses and is located some distance from the main road.

<b>Proposed use - Residential 2.2 ha (50 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0029</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield site located outwith the settlement boundary of Longridge.
Slope and Shape	The site slopes downwards from north to south. The site is rectangular in shape.
Altitude and Exposure	The site has open views towards the south.
Un-neighbourly/non conforming uses	The site is surrounded by open fields. The A706 runs down the western boundary of the site.
Relationship to Townscape	The site sits remote from the settlement boundary of Longridge and does not border onto the existing built up area.
Landscape Fit – Intervisibility	Built development would be visible from the surrounding countryside and also on the approach to Longridge from the south.
Landscape Fit – Skyline	Built development on the site would be visible when viewed from the south and from the A706 approaching the village from the south.
Defined Boundary	The site boundaries are defined by post and wire fencing.
On Site Constraints	There are no obvious on site constraints to development.
Ground Conditions/ Natural Features	There are no notable habitats listed for this site and no notable natural features.
Trees	There is an existing semi-mature treebelt within the site which runs down the western site boundary and provides a landscape buffer. There is also a treebelt along the eastern boundary.
Protected Species (biodiversity)	Unknown – will require to be checked with SNH.

Green Network (CSGN)	TBC
Access/Parking/Roads	The site lies adjacent to the A706 however Transportation will require to be consulted to establish whether a new access point could be created onto this road. If the site to the north (EOI-0120) were to be developed first there may be scope to extend an access from this site.
Watercourse within vicinity (potential flood risk)	There are no visible watercourses within the vicinity of the site.
Other	Existing overhead cable crosses site from east to west. The cable is mounted on wooden posts.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site when considered in isolation sits remotely from the settlement boundary and does not present a logical extension to the village. When considered in conjunction with EOI-0120, the site could be considered as a follow on site from EOI-0120. In any event, the site would constitute a physical expansion of Longridge well beyond the settlement boundary.

<b>Proposed use - Residential Use 3.75ha (70 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0032</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield site located outwith the settlement boundary of Longridge.
Slope and Shape	The site is relatively flat and rectangular in shape.
Altitude and Exposure	The site is exposed and sits on a plateau with little or no shelter/buffers around the perimeter of the site.
Un-neighbourly/non conforming uses	New build residential development to the east and open countryside to all other boundaries. The B7010 runs immediately to the north of the site.
Relationship to Townscape	The site is located on the western edge of the village outwith the settlement boundary and would have the effect of extending the village to the west.
Landscape Fit – Intervisibility	Built development would be visible from the rear of the existing residential properties to the east. Built development on the site would be visible on the approach to Longridge from Fauldhouse along the B7010.
Landscape Fit – Skyline	The site is located on a plateau and would be visible from the surrounding countryside particularly when viewed from the south.
Defined Boundary	The site boundaries are defined by post and wire fencing

On Site Constraints	There are no obvious on site constraints.
Ground Conditions/ Natural Features	There are no notable habitats listed for this site and no notable natural features.
Trees	There is an existing shelter belt which has been established to the east of the site which provides a landscape buffer to the village when approaching from the west. There are no other notable trees on the site.
Protected Species (biodiversity)	Unknown – will require to be checked with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access to the site would be from the B7010. Approximately half of the site is located within the 30 mph zone. Consultation would be required with Transportation to establish whether an additional access would be achievable from the B7010 and is so the spacing which would be required between existing access points and any new access point.
Watercourse within vicinity (potential flood risk)	There are no visible watercourses within the vicinity of the site.
Other	None
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site would constitute a physical expansion of Longridge beyond the settlement boundary. The land to the north on the opposite side of the B7010 forms part of the Heartlands redevelopment site.

<b>Proposed use - Residential 2.5 ha (20 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0120</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield site located outwith the settlement boundary of Longridge.
Slope and Shape	The site slopes downwards from north to south. The site is rectangular in shape.
Altitude and Exposure	The site has open views towards the south.
Un-neighbourly/non conforming uses	Open fields to the south and east. The A706 runs down the western boundary of the site with existing housing located on the opposite side of the road. Existing housing is located to the north of the site.

Relationship to Townscape	The site is located on the southern edge of the village outwith the settlement boundary and would have the effect of extending the village to the south.
Landscape Fit – Intervisibility	Built development would be visible from the surrounding countryside and also on the approach to Longridge from the south.
Landscape Fit – Skyline	Built development on the site would be visible when viewed from the south and from the A706 approaching the village from the south.
Defined Boundary	The site boundaries are defined by post and wire fencing
On Site Constraints	There are no obvious on site constraints to development.
Ground Conditions/ Natural Features	There are no notable habitats listed for this site and no notable natural features.
Trees	There is an existing semi-mature treebelt within the site which runs down the western site boundary and provides a landscape buffer. There is also a treebelt along the eastern boundary. There is evidence of some recent tree planting having taken place on the site particularly in the north east corner.
Protected Species (biodiversity)	Unknown – will require to be checked with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	The site could be accessed either direct from the A706 or from the farm access track which runs from the A706 along the north of the site. It is unclear as to the ownership of this access track as it is shown outwith the site boundary. The track would have to be significantly upgraded to provide an access to the site which would have financial implications in terms of developing the site. Access directly from the A706 may be difficult to achieve as there is an existing residential access point on the opposite side of the road which may conflict with any new access. Advice should be sought from Transportation.
Watercourse within vicinity (potential flood risk)	There are no visible watercourses within the vicinity of the site.
Other	None
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site would constitute a physical expansion of Longridge beyond the settlement boundary.

## MID CALDER

<p><b>Proposed use - Residential use (low density to be determined via a masterplan)</b>  <b>WLLP reference (if known/applicable) – N/A</b>  <b>WLLDP reference - EOI-0169</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site has the appearance of more than 90% Greenfield, although there is a dilapidated modern stable building in the northern end of the site. The proposer has confirmed that the site has however also had on it in the past poultry sheds, various stables, fruit stores and animal shelters. The site is also immediately east of the settlement envelope of Mid Calder in the adopted West Lothian Local Plan 2009 and is also within the Mid Calder conservation area and is also within the Almond and Linhouse Valley AGLV. Site is immediately north also of the category B Listed East Bridge above the Linhouse Water. The site also abuts on its northern side a proposed recreational route under policy ENV27 that runs towards the north of the site understood to be an existing signposted route (check also required with the Draft CPN with Access Officer, David Oldham)
Slope and Shape	The site is relatively flat in nature but slopes up slightly from the north of the site to the south end of the site at Bank Street. The site does however contain mature deciduous woodland on an elevated bund on the north and west sides of the site. There is also mature deciduous woodland on the narrow southern boundary of the site towards the southern end of the site. There is also woodland to the Linhouse Water on the east side of the site and there is a significant slope down to the Linhouse Water on the west side of the site.
Altitude and Exposure	The site is not significantly open or exposed and is not at a significantly high level
Un-neighbourly/non conforming uses	None – residential to the west (across Linhouse Water) and south east, but low density. Lawful use of a garden centre at Broompark Farm lies at the east of the site but is not an issue due to this being abandoned and due to the significant level differences and wood, and between the site and Broompark
Relationship to Townscape	The site is relatively self contained in its own right by woodland on sloping, almost bund like ground on the north and east sides in particular and to a lesser extent on the southern side of the site. Low density one and storey houses and be found to the west of the Linhouse Water, west of the site and also south east of the site (at a higher level)
Landscape Fit – Intervisibility	The site if developed, even for low density housing would be an obvious visual intrusion into this area in the countryside, albeit on the edge of Mid Calder and would not be intervisible with any other developments, due to being surrounded by elevated land on the north and east sides and the Linhouse Water on the west side of the site, which is separated from the site by a bridge, which it is understood could take vehicular traffic.
Landscape Fit – Skyline	The site is not on the skyline.

Defined Boundary	The site has clearly defined boundaries of elevated wooded, almost bunding in appearance on the north east and east sides of the site and the Linhouse Water to the west and a tar-maced public footpath to the north side of the site. The south end of the site is also defined by a stone wall, with a historic access that is understood forms part of the category B listed East Bridge on the main road between Mid Calder and Easy Calder to the east.
On Site Constraints	None obvious, but it is clear from the submission that the site contained poultry sheds, and other agricultural buildings, so there is likely to be potential site contamination.
Ground Conditions/ Natural Features	Site requires contaminated land officer consultation, as is suggested by proposers that the site has housed farm buildings and houses anyway.
Trees	Deciduous woodland is prevalent along all the site boundaries and should be retained and/or an appropriate standoff retained, should allocation of the site be supported.
Protected Species (biodiversity)	Site may have EPS or could of developed potentially adversely affect EPS and would require a likely biodiversity assessment. The site is immediately adjacent to a riparian environment in terms of the Linhouse Water immediately west of the site and there may also be EPS in and around the woodland. The Lothian Wildlife Information Centre and SNH will require to be consulted on the proposals. The site, is east of Linhouse Water which is identified in GGP as being part of a Listed Wildlife Site and is identified as being a stream that has a variety of associated habitats. The site is also identified in GPP as being part of a 'Notable Habitat', and as being 'neutral grassland that is unimproved'. There is also a small area of the site identified as containing some grassland and marsh which is identified as perhaps containing prevalent species. the site also has 'woodland and scrub around its edges, all as identified under the 1993 Phase 1 Habitat Survey, details of which are identified in GGP. To the north end of the site there is also a small portion of land that falls within the Almondell Country Park Listed Wildlife Site which is identified as having rich ground flora. Consultation has been undertaken with SNH
Green Network (CSGN)	Loss of any woodland and this green area could have a general adverse impact on the CSGN
Access/Parking/Roads	There has been some pre-application dialogue between the proposer and Transportation. The site at present can be accessed by vehicles and pedestrians, predominantly over a bridge to the north end of the site, which is accessed from the B8046 to the west. It would appear not to be well used by vehicles however and its suitability for road traffic would have to be definitively confirmed by Transportation (Robert Smith is the contact). There could however be some conflict between pedestrian and vehicular traffic as the bridge appears mostly used by pedestrians at the moment. Some differentiation between the two may be required. It has been suggested previously that the access could come via the existing gate piers at the southern end of the site from the main road to East Calder, however due to predominant deciduous woodland at the access and issues of visibility splays and a significant drop to the Linhouse Water below, this would be unlikely to be supported (see comments on file)
Watercourse within vicinity (potential flood risk)	The site is immediately east of the Linhouse Water, which is a significant tributary that leads into the River Almond north of the site. The watercourse was in spate when the site was visited and appears to have significant power and height. Consultation is required with G Hedger, the Flood Prevention Officer to clarify the position and to the likely requirement for a Flood Risk Assessment and a Drainage Impact Assessment and the history of any general flooding on the site. Much of the site is also, from the GGP SEPA Flood Risk Maps overlay, at risk of flooding, as indicated on the SEPA Flood Risk Maps for 1:100, 1:200 and 1:1000 years

Other	Site is not covered on MacAuley Land Maps, but is subject to grazing by horses, it is understood. Also see previous pre-application enquiry letter on the file.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site, although partly brownfield that would potentially benefit from some development to help clear up any contamination, does however not have an overtly negative visual appearance, except for the dilapidated building at the northern end of the site. In fact the site is visually attractive given the woodland that surrounds and is within the site and is also within the countryside and also within the conservation area. Given potential flood risk issues and also difficulties of access, the site may not be able to be easily supported, even for small scale allocations.

## NEWTON

<b>Proposed use – Mixed use/business/retail/leisure/tourism uses (site area circa 0.7 Ha)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0071</b>		<b>Date –</b>  <b>22/12/2011</b>
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	The site is located on the north side of the A904 in the countryside outwith any settlement boundary. The area is designated in the WLLP as an area of great landscape value (AGLV) and designed gardens and landscapes. The site is currently occupied by a garden centre, farmshop and Whitequarries industrial estate.	
Slope and Shape	The site is rectangular and relatively flat.	
Altitude and Exposure	The site is not elevated or exposed.	
Un-neighbourly/non conforming uses	The site is in the countryside surrounded by open farmland.	
Relationship to Townscape	The site is outwith any settlement envelope.	
Landscape Fit – Intervisibility	The site is visible from the A904 to the south of the site. The industrial estate is screened by trees in the west.	
Landscape Fit – Skyline	The site is not on the skyline.	
Defined Boundary	The boundaries of the site are defined by a mixture of post and wire fencing, mature trees and	
On Site Constraints	Telecoms mast adjoining the east boundary of the site.	
Ground Conditions/ Natural Features	Phase 1 Habitat Survey: Woodland and scrub – plantation area and cultivated land. A former mine site – further assessment required by contaminated land officer and Coal Authority.	

Trees	There are a large number of mature trees within and around the boundary of the site. Management and retention will require to be discussed with the council's arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH and TWIC.
Green Network (CSGN)	No impact.
Access/Parking/Roads	There is an existing access onto the A904. The proposal suggests designating the area for commercial, retail and tourism use and as a visitor attraction. This would increase traffic to and from the site. Consultation with Transportation colleagues required.
Watercourse within vicinity (potential flood risk)	There is a burn running through the centre of the site – consultation with flood prevention officer required.
Other	Previous planning applications:  0474/FUL/07 - Erection of 300sqm farm shop granted 29 July 2010  0094/03 - Erection of a 232sqm extension to garden centre  0244/98 - Formation of a garden centre and erection of associated buildings (including tea room) and car parking
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is within the AGLV and forms part of a designated designed landscape. No justification to designate this type of use in the countryside.

<b>Proposed use – Residential/mixed use (site area 9 Ha) circa 150-200 units</b>	
<b>WLLP reference (if known/applicable) – N/A</b>	
<b>WLLDP reference - EOI-0072</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site includes two areas of land including the field to the south of the village together with the field between the western edge of the village and Woodend. The land is designated within the WLLP as an area of special agricultural importance.
Slope and Shape	The site broadly triangular and relatively flat. The east side of the site slopes from north to south.
Altitude and Exposure	The site is not exposed or at a high level.

Un-neighbourly/non conforming uses	The surrounding uses are farmland and residential.
Relationship to Townscape	The site is agricultural land outwith the settlement envelope of Newton.
Landscape Fit – Intervisibility	The site is visible from the rear of the houses at Duddingston Crescent and on approach to Newton from the west on the A904. The area to the south is screened by mature trees on approach to Newton from the West on the A904.
Landscape Fit – Skyline	The site is not on the skyline but built development would be visible on approach from the east.
Defined Boundary	The fields are bounded by the A904 to the north and residential development to the east and west. To the south there is a tree belt and planted agricultural field boundaries.
On Site Constraints	None apparent.
Ground Conditions/ Natural Features	Phase 1 Habitat Survey: Woodland and scrub, grassland and marsh.
Trees	There are a number of mature trees rounds the boundary of the site which contribute to the setting of Newton. Management and retention will require to be discussed with the council’s arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH and TWIC.
Green Network (CSGN)	No impact.
Access/Parking/Roads	There is no existing access point to the south area – the proposal suggests access should be taken via a new road that wraps around the south of the village serving the area in the south and west. The west area could be accessed from the A904. Consultation required with Transportation.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	Potential constraint - education capacity at Linlithgow Academy.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	There is no clear access point to the south part of the site and the area is designated in the WLLP as an area of special agricultural importance. The proposal shouldn’t be supported as the village cannot accommodate development of this scale.

## PHILPSTOUN

<b>Proposed use - Leisure Uses</b> <b>WLLP reference (if known/applicable) – n/a</b> <b>WLLDP reference – EOI-0067</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site is largely Greenfield and comprises an arable field. There are some redundant farm steading buildings on the site.
Slope and Shape	The site is relatively flat in nature and only slightly undulates.
Altitude and Exposure	The site is relatively unexposed and is at a low altitude. There is also woodland on the northern and western sides of the site.
Un-neighbourly/non conforming uses	The A904 road traverses the south of the site.
Relationship to Townscape	No obvious townscape relationship.
Landscape Fit – Intervisibility	The site is stand alone and is not intervisible with any other sites.
Landscape Fit – Skyline	
Defined Boundary	The site has clearly defined boundaries of fence to the south and woodland to north and west.
On Site Constraints	None obvious.
Ground Conditions/ Natural Features	Land on the MacAulay maps is identified as class 2, land capable of producing a wide range of crops. The site is adjacent to broadleaved deciduous woodland and scrub on the western and northern side of the site that is identified in the 1993 Phase 1 Habitat Survey overlay on GGP. The comments of SNH and TWIC should also be sought. The contaminated land officers' assessment will also be required.
Trees	The site is adjacent to broadleaved deciduous woodland and scrub on the western and northern side of the site that is identified in the 1993 Phase 1 Habitat Survey overlay on GGP. There is also Grassland and Marsh to the north west of the site out with the site.
Protected Species (biodiversity)	Land on the MacAulay maps is identified as class 2, land capable of producing a wide range of crops. The site is adjacent to broadleaved deciduous woodland and scrub on the western and northern side of the site that is identified in the 1993 Phase 1 Habitat Survey overlay on GGP. The comments of SNH and TWIC should also be sought.

Green Network (CSGN)	The CSGN overlay requires confirmation. A leisure use however may well be acceptable.
Access/Parking/Roads	The access has not been indicated, however, there is an existing access from the A904 that is opposite the A904 junction with the B8046, which contains significant traffic, the council's Transportation Unit will require to provide comments. The access could therefore be problematic.
Watercourse within vicinity (potential flood risk)	The council's flood prevention officer will require to comment as the watercourse that traverses the north west of the site but out with it also has fluvial flood risk, but may not be significant for a flood risk.
Other	None
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site may be able to accommodate a leisure use but no details have been submitted of the specific type of leisure use. It is unlikely such a use would be specifically allocated in the plan and proposal would have to be assessed on its own merits.

<b>Proposed use - Rural Leisure/Agricultural Use on two separate sites, with a combined area of 60Ha. WLLP reference (if known/applicable) – None WLLDP reference – EOI-0069</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Both sites are characterised by woodland and arable fields and lie in the countryside in the adopted WLLP and are also outwith any settlement envelopes. Both sites also contain the remnants of small quarries.
Slope and Shape	Both sites are relatively flat in nature.
Altitude and Exposure	Both the east and western sites have no significant altitude and exposure and are characterised by mature deciduous woodland shelterbelts.
Un-neighbourly/non conforming uses	The eastern site has no significant constraints, although the M9 motorway does lie north of the site and the western site is within 100m of the main Edinburgh to Glasgow Queen Street railway line, however, the railway line is within a cutting.
Relationship to Townscape	Neither site relates to any significant elements of townscape.
Landscape Fit – Intervisibility	Both sites are relatively self-contained due to defensible boundaries if roads and woodland shelter belts.
Landscape Fit – Skyline	Neither site is on the skyline.
Defined Boundary	Both sites have fence boundaries or boundaries with roads in terms of defensible boundaries.
On Site Constraints	Both sites contains the remnants of old quarries, which may impact upon any potential re-use, particularly if this were to be for holiday lodge cottages and/or camping.

Ground Conditions/ Natural Features	The ground conditions are unknown, however, due to the presence of quarries in both sites, some ground investigation work would be required and the comments of the Coal Authority and the council's contaminated land officer would also be required.
Trees	Both sites contain significant woodland, most of which is deciduous and its assumed that the majority of these would be protected and retained through any potential rural leisure use.
Protected Species (biodiversity)	<p>The eastern site has a flag for water vole and is a European Protected Species (EPS). Further assessments will be required by TWIC and SNH to confirm the presence of other potential EPS. In terms of the 1993 Phase 1 Habitat Survey overlay, both sites contain deciduous woodland and conifer plantations. There is also a small area on the western site of neutral grassland and marsh close to the previous quarry use. The eastern site also contains areas of neutral grassland and marsh that take up more of that particular site. There is also an area in the north west of the eastern site that is identified as "Area of marshy ground/swamp adjacent to track into Craigton Quarry".</p> <p>In the north eastern part of the eastern site, there is the following Phase 1 Habitat Survey findings from 1993: Craigton Quarry: Open Water and Dense Continuous Scrub. Craigton Quarry is disused. Parts of the quarry are now used for dumping rubbish. The tracks are dominated by short ephemerals and some unusual colonisers are appearing. The base of the quarry floor is wet, with marshy and flushed areas. Scraping the quarry floor has occurred in order to create pools and this may reduce the number of orchids growing there as they don't appear to like the wetter parts of the quarry. Salix and Betula are regenerating and producing dense scrub and wooded areas. The wetter parts are dominated by mosses, Carex and Juncus sp. There are probably more than a thousand orchid spikes. There are a number of pools in the quarry. The pools are dominated by Equisetum and Eleocharis sp. Large areas to the north and east are dominated by tall ruderals. Some pools amongst the dense scrub have swamp vegetation. Hundreds of young frogs were seen in the wetter areas. Further surveying will be required either Phase two or NVC. Some scarce plants of basic conditions appearing and garden plants, possibly dumped. There is a swamp area which is marginal with inundation. There is also rock exposure and waste. There is also cultivated and disturbed land with Ephemeral/short perennial grasses.</p> <p>Both sites are identified in the MacAulay Land Use Maps as being capable of producing a wide range of crops, but this would only really apply to the western site as the eastern site has a large disused quarry area and also more areas of wildlife significance.</p>
Green Network (CSGN)	Both sites can be seen at the present time to contribute to the countryside of West Lothian as being largely undisturbed and containing significant woodland elements, which contribute the general amenity of the area.
Access/Parking/Roads	Access to both sites could be gained from the public highway, subject to assessment by the council's Transportation Service. Both sites have existing accesses that could be utilised.
Watercourse within vicinity (potential flood risk)	There are no obvious watercourses within or adjacent to the site, other than the canal that traverses the north of the western site. However, due to some water bodies within the site, the council's Flood Prevention Officer will require to be provide an assessment of the site.
Other	None
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Part of each site could accommodate some limited leisure use and the western site could also accommodate some lodges potentially for holiday accommodation, subject to the limitations and further assessments mentioned previously.

<b>Proposed use – Quarry Use then Leisure Use</b>	
<b>WLLP reference (if known/applicable) – n/a</b>	
<b>WLLDP reference – EOI-0073</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Site was most recently used as a quarry that has been abandoned for a number of years. The site is within the countryside in terms of the West Lothian Local Plan 2009 and is also immediately north of an allocated waste management site at Philpstoun South Bing under policies NWR13 and 14. This site was subject to a planning application for 2.2ha recycling facility, importation of inert material and restoration of site to form public amenity open space which was granted on appeal 4 <sup>th</sup> November 2009. It is understood that no work has been undertaken on the site. The site is also immediately south of the Philpstoun Muir SSSI and also north of the Union Canal, which is a Scheduled Ancient Monument.
Slope and Shape	The site slopes up from east to west but also contains a significant 'hollow' area within the site where the site has been formerly used as a quarry.
Altitude and Exposure	The site is not at a significant altitude and is not particularly exposed.
Un-neighbourly/non conforming uses	Site lies immediately west of the B8046 and is also north of the larger part of the Philpstoun North Bing. The main Edinburgh to Glasgow railway line traverses the northern boundary of the site, but in terms of any railway noise it should be noted that the line is within a cutting.
Relationship to Townscape	No significant issues
Landscape Fit – Intervisibility	The site whilst largely self-contained and stand alone, is a small part of the larger part of the Philpstoun Bing that lies to the south of the site.
Landscape Fit – Skyline	The site is not on the skyline, but is elevated compared to surrounding land.
Defined Boundary	The site is self contained and has very clear boundaries.
On Site Constraints	Site is south west of Canal Wood Listed Wildlife Site, that contains woodland with rich ground flora beside canal
Ground Conditions/ Natural Features	In terms of the Phase 1 1993 Habitat Survey, the site contains woodland and scrub and a small area of grassland and marsh and is south an area of woodland and scrub and also. The site is also south of semi natural woodland although some planting has occurred. There are good canopy and ground layers. Trees of mixed age. Ferns dominate ground flora. To the south lies the canal which also adds interest to the area. People may enter the wood from the canal towpath. The council's contaminated land officer and the Coal Authority, in terms of potential ground conditions. In terms of the McAulay Land Maps the area is identified as 'being land of very limited agricultural value'.
Trees	Site contains some deciduous woodland.
Protected Species (biodiversity)	Site may contain some protected species and will require assessment by TWIC and SNH as appropriate.

Green Network (CSGN)	Site may be subject to the Central Scotland Green Network due to being largely green in nature.
Access/Parking/Roads	Access would be likely from the B8046 east of the site. Given the proximity of a signalised junction, the comments from Transportation will be important.
Watercourse within vicinity (potential flood risk)	The canal is south of the site. Site unlikely to be subject to flooding but will require confirmation of this by the councils flood prevention officer.
Other	None
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site would be able to be potentially developed for a quarry given previous decision on appeal and then a leisure use after it, subject to appropriate details and reconciling of issues.

<b>Proposed use - Mixed use leisure/residential circa 100 units</b>	
<b>WLLP reference (if known/applicable) – n/a</b>	
<b>WLLDP reference – EOI-0074</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield. The site is out with settlement envelope of Philipstoun in the adopted West Lothian Local Plan 2009, is in the countryside but has no specific designation covering it or adjacent to it. It has the Union Canal Scheduled Ancient Monument to the south of the site.
Slope and Shape	The site has a gentle slope from north to south.
Altitude and Exposure	The is not significantly elevated or exposed and has deciduous woodland around the site that help shelter it from the prevailing
Un-neighbourly/non conforming uses	None – railway lin is far enough away not to cause noise issues, north of the site across the road. Canal is considered to far away also to pose any significant flood risk
Relationship to Townscape	The site has one and two storey large single house plots north of the site across the road and also north west of the site.
Landscape Fit – Intervisibility	The site sits largely on its own,
Landscape Fit – Skyline	The site would have an element of skyline to its southern side, but any development could be accommodated below that.
Defined Boundary	The site has a road to the north, a canal to the south and woodland and a burn to the west and woodland to the east.
On Site Constraints	No obvious on site constraints.
Ground Conditions/ Natural Features	The views of the Coal Authority and the council's contaminated land officer should be sought. The site is Class 2 in the Macaulay Institute Maps, which is land capable of producing a wide range of crops.

Trees	There is deciduous woodland on the east and west sides and also some limited woodland to the south between the canal and the site. An appropriate stand-off would be required to be agreed with the council's arborist if the site is promoted for development to retain the deciduous woodland.
Protected Species (biodiversity)	In terms of the Phase 1 1993 Habitat Survey layer on GGP, there is scrub woodland to the east and a listed wildlife site of woodland, grassland and scrub on an old bing. There are also two pockets of Tall Herb and Fern on the eastern side of the site out with the site. This area of land east of the site is a Listed Wildlife Site (Old Philpstoun Bing), which is not plotted in the adopted local Plan maps. The Union Canal to the south is also a LWS with rich variety of associated habitats. The views of TWIC and SNH also require to be sought.
Green Network (CSGN)	Site could result in loss of green area for arable farming, but if developed for housing, would be an opportunity for enhancement for open space and recreation as set out by the proposers. The loss to development of part of this area would therefore have some limited impact on the CSGN.
Access/Parking/Roads	Access likely to be from road north of the site that traverses through Philpstoun. The council's Transportation Unit require to be consulted for their views on this.
Watercourse within vicinity (potential flood risk)	Pardovan Burn runs outside the site on the west side of the site. It appears from the SEPA Fluvial Flood Risk maps that the site would not be subject to flooding in terms of 1:50, 1:100 or 1:200 flood risk, however, the comments of SEPA, SW and the council's Flood officer should be sought to confirm this.
Other	N/A
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Site has potential for a housing site if any effects on the surrounding LWS and habitats can be appropriately mitigated. The Education catchments will require careful assessment in terms of school capacities. The catchment schools are: Bridgend Primary School, St Josephs Primary, Linlithgow, Linlithgow ND Secondary and St Kentigern's RC Academy.

<b>Proposed use - Residential</b>	
<b>WLLP reference (if known/applicable) – n/a</b>	
<b>WLLDP reference – EOI-0192</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield, the site is also in the countryside in the adopted West Lothian Local Plan 2009.
Slope and Shape	Site slopes down from west to east and would constrain any development.
Altitude and Exposure	Site due to surrounding elevated landscape is not elevated or exposed.
Un-neighbourly/non conforming uses	The main Glasgow-Edinburgh Railway Line lies north of the site within 20m.
Relationship to Townscape	Two storey houses lie immediately west of the site and larger plotted houses lie east of the site across the Pardovan Burn.
Landscape Fit – Intervisibility	The site could be read as an extension to the existing settlement and housing to the west in terms of urban development and viewed as an infill between Wyndford and Philpstoun.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The site has fencing to the north, woodland to the east, housing to the west and a road to the south that define the sites boundaries.

On Site Constraints	There are no obvious on site constraints, however, the Pardovan Burn runs along the eastern side of the site.
Ground Conditions/ Natural Features	The views of the Coal Authority and the council's contaminated land officer should be sought. The site is Class 2 in the Macaulay Institute Maps, which is land capable of producing a wide range of crops.
Trees	There is deciduous woodland along the southern and eastern parts of the site. An appropriate stand-off would be required to be agreed with the council's arborist if the site is promoted for development to retain the deciduous woodland.
Protected Species (biodiversity)	There are no obvious protected species present on site in terms of the assessment on GGP, however, given that the Pardovan Burn traverses the site to the east, there may be some riparian EPS present, so the views of SNH and TWIC will be required.
Green Network (CSGN)	The loss of the site to even partial development could have a negative impact on the CSGN
Access/Parking/Roads	Access would have to be from the road south of the site. Transportation would require to give their views on the suitability of any access in terms of visibility splay and the fact there appears to be an informal parking area east of the site.
Watercourse within vicinity (potential flood risk)	Pardovan Burn runs outside the site on the east side of the site. It appears from the SEPA Fluvial Flood Risk maps that the site would not be subject to flooding in terms of 1:50, 1:100 or 1:200 flood risk, however, the comments of SEPA, SW and the council's Flood officer should be sought to confirm this.
Other	There is a history of post enquiry modifications changing the boundary of the settlement to exclude much of this area of land from the settlement envelope.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	If development were to be supported, it would be likely be for a small number of plots only, however, given modifications to previous plan and the issue of woodland and watercourses, the site is unlikely to be supported for residential development. The Education catchments will require careful assessment in terms of school capacities. The catchment schools are: Bridgend Primary School, St Josephs Primary, Linlithgow, Linlithgow ND Secondary and St Kentigern's RC Academy.

## POLBETH

<b>Proposed use - Residential, circa 250 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0039</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
<b>Present Use</b> Brownfield/greenfield/ruin/ mixed	The site appears to be almost 100% Greenfield and the site is outwith the settlement envelopes of Polbeth and Livingston in the adopted West Lothian Local Plan 2009 and is covered by the Livingston Countryside Belt designation under policies ENV22 and 23, which essentially are policies that seek to prevent coalescence of settlements and prevent sporadic development and permit enhancement of these areas where appropriate.
<b>Slope and Shape</b>	Site slopes up to the south from the north and is gently undulating.
<b>Altitude and Exposure</b>	Site would be relatively exposed to the prevailing wind from the south west and only has built development of residential properties to the south at Polbeth.

<b>Un-neighbourly/non conforming uses</b>	Not significant – residential development to the south, but to the east across the Harwood Water (a tributary of the Almond) is the bottling facility for Drambuie bottling facility granted consent in July 2009 which is partly a class 5 use.
<b>Relationship to Townscape</b>	No significant townscape relationship and site is exposed on the north, east and west sides of the site with residential properties only to the south of the site at Langside Crescent and Langside Gardens.
<b>Landscape Fit – Intervisibility</b>	Site may be read against the backdrop of the mixed use CDA allocation to the north at Gavieside Farm, and also the existing housing to the south of the site, but the site would represent a clear significant intrusion into the countryside. The site slopes down from south to north (although not perhaps significantly).
<b>Landscape Fit – Skyline</b>	Site would be read against the skyline of existing residential properties at its southern end, which is the most elevated part of the site.
<b>Defined Boundary</b>	The sites boundaries are fairly arbitrary and are defined largely by field boundary post and wire fences but the use of land also represents a clear boundary in so far as where arable fields end, woodland adjacent to both the Harwood Water and West Calder burn begin. There is also a significant area of deciduous woodland within the site to its north western corner.
<b>On Site Constraints</b>	There appears to be some significant deciduous woodland within the north western corner of the site. There is also a SAM trigger in the eastern boundary of the site that would require further investigation as a potential constraint.
<b>Ground Conditions/ Natural Features</b>	No obvious significant natural features.
<b>Trees</b>	There appears to be some significant deciduous woodland within the north western corner of the site that would require to be retained should allocation of this site be supported. There is also deciduous woodland adjacent to both the eastern and western boundaries of the site (but out with the site) that would require an appropriate stand-off, should the site be allocated for housing
<b>Protected Species (biodiversity)</b>	Assessment is required of the site by The Lothian Wildlife Information Centre (TWIC) and SNH as the site is close to two water courses and given the rural nature of the site may contain EPS or be adjacent to habitats that could also contain EPS that could be adversely effected by the allocation of the site for residential development. In terms of GGP constraints, the Phase 1 Habitat Survey 1993 identifies broadleaved woodland around the site (particularly adjacent to the two watercourses as well as some acid grassland and tall herb and fern (outwith the site). The Harwood Water Listed Wildlife site straddles the eastern boundary of the site and GGP identifies that the LWS site is a stream that contains a variety of habitats.
<b>Green Network (CSGN)</b>	No significant CSGN impacts.
<b>Access/Parking/Roads</b>	There is no access specified by the proposer as only a site plan has been provided. Access could come from Langside Gardens or Langside Gardens and the site would require consultation with the council's Transportation service and a Transportation Assessment would be required to confirm this, given this proposed site could contain up to 250 units, which would be require to be added to those already served by the access from the A71 to existing housing at Langside.
<b>Watercourse within vicinity (potential flood risk)</b>	Site lies east of the West Calder Burn and west of the Harwood Water, both of which converge together at the northern most point of the site and are tributaries of the River Almond. The SEPA Fluvial Flood Risk Maps (1:100, 1:200 and 1:1000) do not indicate significant flood risk to any part of the site, given the level differences, however, the advice of the council's Flood Prevention Officer would however still be required as to whether a DIA and/or FRA would be required for development of the site (this would be considered to be likely).

<b>Other</b>	Planning permission granted under ref 0104/NID/04 for a kick pitch to the south of the site (check required on site as to whether the site has been completed)
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The site would represent a significant negative intrusion into the countryside which is itself countryside which is covered by the countryside belt designation in the adopted West Lothian Local Plan 2009. Allocation and ultimately development of this site would lead to a virtual coalescence of Polbeth and Livingston, which would be contrary to national planning policy guidance and advice. There is also the issue of the bottling site (class 5 use) at Alba Campus east of the site, across the Harwood Water as a lawful use.</p> <p>The whole site in its entirety is covered by the Mcualey Map 4.2, which is land capable of producing a narrow range of crops.</p>

## PUMPHERSTON

<b>Proposed use - Housing led mixed use including employment (86.97 ha)</b> <b>WLLP reference – N/A</b> <b>WLLDP reference – EOI-0035</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/ mixed	Greenfield
Slope and Shape	Undulating site, irregular shape, sloping down to river corridor
Altitude and Exposure	Exposed throughout, elevates as head north
Un-neighbourly/non conforming uses	Existing farm operation
Relationship to Townscape	Removed from main built up area
Landscape Fit – Intervisibility	Highly visible from Pumpherstun Road
Landscape Fit – Skyline	Some limited scope for development perhaps at the northern boundary but otherwise visual intrusion likely
Defined Boundary	Pumpherstun Road to the west; river corridor to the south; woodland to the north, rear of residential properties and golf course; woodland corridor and path to the east.
On Site Constraints	Telecommunications mast at Pumpherstun Farm.
Ground Conditions/ Natural Features	None apparent; trees and river corridor form the main natural features

Trees	Borders an area of ancient woodland to the south. TPO on trees to the north at Heatherwood.
Protected Species (biodiversity)	None apparent but likely to be present given size of site and proximity to water course and trees
Green Network (CSGN)	N/A
Access/Parking/Roads	Core path plan route 17 runs along east boundary and river corridor to the south. Right of way runs through the site towards to the e eastern boundary, north to south. No existing vehicular access other than farm access to Pumpherston Farm. Visibility issues off Pumpherston Road
Watercourse within vicinity (potential flood risk)	Canal feeder and River Almond to south, potential flood risk identified by SEPA; River Almond on south boundary
Other	Phase 1 Habitats Survey 1993- north west border – cultivated/disturbed land; south east corner – patches of grassland/marsh, swamp and open water. Archaeology trigger zone around Pumpherston Farm – site of doocot and castle? School catchments – Broxburn Academy, St Margaret's, Pumpherston and Uphall PS and St Paul's PLI submission
Conclusion/Summary: Site potential and impact on the community and/or settlement.	May be scope for building on the northern part of the site but small scale development only

<b>Proposed use - Residential (0.62ha)</b> <b>WLLP reference (if known/applicable) – Land safeguarded for open space</b> <b>WLLDP reference – EOI-0096</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield
Slope and Shape	Flat rectangular site
Altitude and Exposure	Sheltered and screened by virtue of surrounding development
Un-neighbourly/non conforming uses	None apparent

Relationship to Townscape	Within settlement envelope
Landscape Fit – Intervisibility	Sheltered, not visible from main roads
Landscape Fit – Skyline	No issues
Defined Boundary	Residential development on three sides
On Site Constraints	None apparent
Ground Conditions/ Natural Features	Wet underfoot but no apparent issues
Trees	Northern half of site, deciduous woodland; substantial pair of trees at south boundary
Protected Species (biodiversity)	None apparent
Green Network (CSGN)	Local park in OSS (355641)
Access/Parking/Roads	Off Letham Park; footpaths off Harrysmuir Gardens
Watercourse within vicinity (potential flood risk)	None apparent
Other	No planning history School catchments – Broxburn Academy, St Margaret's, Pumpherston and Uphall PS and St Paul's
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Suitable for housing development – infill site but access restrictions may limit numbers

<b>Proposed use - Housing led mixed use development (95ha)</b>	
<b>WLLP reference (if known/applicable) – white land/countryside</b>	
<b>WLLDP reference – EOI-0167</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield/brownfield/ruins of former poultry sheds and other farm buildings
Slope and Shape	Irregular shape generally flat with only gentle slopes in places
Altitude and Exposure	Sheltered site, screened from surroundings
Un-neighbourly/non conforming uses	Poultry operations
Relationship to Townscape	Removed from built up area
Landscape Fit – Intervisibility	Screened on three sides by tree belts
Landscape Fit – Skyline	As above
Defined Boundary	On all sides by road to north, woodland to east and west and river corridor to the south.
On Site Constraints	Derelict buildings and poultry operations
Ground Conditions/ Natural Features	No adverse conditions apparent, beech hedge along access road to Clapperton Hall
Trees	Notable habitats of broadleaved woodland and semi natural woodland
Protected Species (biodiversity)	Great crested newts on south west corner at Pumpherstons pond (outwith site boundary)

Green Network (CSGN)	Almondell Country Park wildlife site along river corridor to the south east.
Access/Parking/Roads	Core Path Plan route 17. Right of way along river corridor. Access to Clapperton Hall runs through the site (east/west). Access off unclassified road to Almondell Country Park
Watercourse within vicinity (potential flood risk)	River Almond to the south.
Other	School catchments – Broxburn Academy, St Margaret's, Broxburn PS and St Paul's Phase 1 Habitats survey 1993 – woodland/scrub and grassland/scrub. WLLP PPLI site – Clapperton Poultry Farms, Poultry Farms, Calderwood
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Extensive site; some dereliction; opportunity for conversion of traditional farm buildings. Large scale development would be intrusive and in effect set up a separate community to that of the existing built up area at Pumpherston.

## SEAFIELD

<b>Proposed use - Residential Use (12.5 ha) 300 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0009</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield site, possibility of former mineworkings on site.
Slope and Shape	The site slopes gently down to a lower level in the north. The site is roughly L-shaped.
Altitude and Exposure	The site sits on a plateau and is relatively exposed on all sides.
Un-neighbourly/non conforming uses	Open fields to the west and south, Easter Inch Moss to the north and playing fields and existing housing to the south/south-east.
Relationship to Townscape	The site is located on the western edge of Seafield and would have the effect of extending the village to the west towards Blackburn.
Landscape Fit – Intervisibility	Built development would be visually intrusive in the landscape and would create intervisibility issues.

Landscape Fit – Skyline	Built development would be visible on the skyline with open views towards Bathgate.
Defined Boundary	The site boundaries are defined by existing fencing.
On Site Constraints	Ground conditions may prove to be a constraint, particularly due to the past mining history of the site.
Ground Conditions/ Natural Features	Phase 1 Habitat Survey Notes – area of bare ground on site – possibility related to former mineworkings/ mineshaft.
Trees	There is an existing belt of trees down the west boundary. There are also fairly dense pockets of trees located across the site.
Protected Species (biodiversity)	Unknown – will require to be checked with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access from the A705 may be possible but advice from Transportation should be sought.
Watercourse within vicinity (potential flood risk)	There is no evidence of any watercourses within the vicinity.
Other	Northern half of site within core path buffer. Easter Inch Moss (wildlife site/raised bog) located immediately to the north of the site. The site is located within the countryside belt as defined in the adopted WLLP.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site would constitute an intrusive physical expansion of Seafield well beyond the settlement boundary. It is recommended that the proposed site should not be supported as future residential development sites.

<b>Proposed use - Residential Use 30.57 ha (350 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0038</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield – agricultural land Disused sewage works in south part of site.
Slope and Shape	The site slopes gently down from north to south and is rectangular in shape.
Altitude and Exposure	South facing slope which is open and exposed particularly towards the south.
Un-neighbourly/non conforming uses	River Almond to the south, residential to the north, agricultural land to the east and west. There is a sewage works located adjacent to the south west boundary of the site.
Relationship to Townscape	The site is located on the south edge of Seafield and would have the effect of extending the village towards the south.
Landscape Fit – Intervisibility	Built development would be visually intrusive in the landscape and would create intervisibility issues.
Landscape Fit – Skyline	Built development on the south site would be visible from the surrounding area due to the south facing nature of the slope and the open nature of the site.
Defined Boundary	The north boundary of the site is defined by existing timber fencing forming the boundaries of the existing residential properties. The remainder of the boundaries are defined by post and wire fencing.
On Site Constraints	Access to the site may be difficult to achieve through the existing road network. There is a protected path/right of way running north to south through the site.
Ground Conditions/ Natural Features	Phase 1 Habitat Survey Notes – pockets of woodland and scrub/grassland and marsh located in the south west corner of the site.
Trees	There are no significant areas of trees on site. There are some trees located along the site boundaries.
Protected Species (biodiversity)	Unknown – will require to be checked with SNH
Green Network (CSGN)	TBC
Access/Parking/Roads	Access for the scale of development being proposed is likely to be problematic if taken through the existing residential road network and advice from Transportation should be sought.
Watercourse within vicinity (potential flood risk)	The River Almond forms the southern boundary of the site and there may be a potential flood risk on the lower part of the site. There is a burn running along the east boundary which feeds into the River Almond.
Other	The site is within the core path buffer area. The site is located within the countryside belt and the River Almond Area of Special Landscape Control as defined in the adopted WLLP.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The sites would constitute an intrusive physical expansion of Seafield well beyond the settlement boundary. It is recommended that the proposed sites should not be supported as future residential development sites.

<b>Proposed use - Residential Use 13.16ha (150 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0040</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield site in agricultural use
Slope and Shape	Irregular shaped, flat site.
Altitude and Exposure	The site is relatively low lying however is exposed to open countryside particularly to the west and north.
Un-neighbourly/non conforming uses	The site is in a rural setting with agricultural land and woodland being the predominant neighbouring uses.
Relationship to Townscape	The site has no relationship to any existing townscape as it is located entirely within a countryside setting.
Landscape Fit – Intervisibility	The site is visually open to the west and north and would be visible from the surrounding countryside. The development of this site would also have a local impact on Oakbank Cottages which are defined as an Area of Special Control in the adopted WLLP.
Landscape Fit – Skyline	The site is not located on the skyline.
Defined Boundary	The boundaries are defined by existing fencing around the fields.
On Site Constraints	Existing footpaths/bridleways on the site. Access to the site may be problematic from the existing road network.
Ground Conditions/ Natural Features	Phase 1 Habitat Survey Notes – pockets of tall herb and fern on site. Breich Water, a listed wildlife site is located immediately to the east of the site.
Trees	There are individual mature trees located along the west boundary defining the route of the existing path/right of way. There are no other trees on site. The land immediately to the east of the site is densely populated with trees along the route of the Breich Water. This forms a significant landscape buffer along this boundary.
Protected Species (biodiversity)	Unknown – will require to be checked with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access to the site may be problematic from the existing road network as the B7015 would not be suitable for an increase in the volume of traffic a development of this nature would bring. In addition there may be structural issues with increasing the volume of traffic using Stend Bridge. It is recommended that advice from Transportation should be sought.
Watercourse within vicinity (potential flood risk)	Breich Water (Listed Wildlife Site) is located immediately to the east of the site.

Other	The site is within the core path buffer area. The site is located within the countryside belt and the River Almond Area of Special Landscape Control as defined in the adopted WLLP.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is located adjacent to the Livingston and Almond Valley CDA and in particular the Gavieside Farm site. Policy CDA 9 in the adopted WLLP allocates the Gavieside Farm site for primarily residential use. A masterplan has been prepared by the prospective developers of the Gavieside site and has been subject to internal consultation with council services. The local plan allocation and the masterplan clearly show the Breich Water and surrounding environment as an important landscape buffer and edge to the CDA development. The proposed site would be located to the west of this buffer within the countryside belt. The proposed site is therefore physically separated from the Gavieside site and it is recommended that this buffer should be maintained.

## STONEYBURN

<b>Proposed use - Residential (163 houses)</b> <b>WLLP reference (if known/applicable) – n/a</b> <b>WLLDP reference – EOI-0084</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is Greenfield and lies out with the settlement envelope of Stoneyburn in the WLLP and is white land in the countryside. It is also has Rights of Way on either side of the site. It is largely characterised as an arable field.
Slope and Shape	The site is relatively flat in nature.
Altitude and Exposure	The site is exposed, particularly on the western side to the prevailing south westerly wind, although the site is not significantly elevated in nature.
Un-neighbourly/non conforming uses	A garage use lies to the south east of the site that has a conterminous boundary with the site and Beechwood Park football ground, the home of Stoneyburn Juniors, also has a conterminous boundary with the south of the site. There is woodland to the north of the site and open fields to the east.
Relationship to Townscape	The site has no obvious relationship to the townscape of Stoneyburn and would be an obvious intrusion into the countryside that would not be able to be easily accessed by vehicular traffic. The access from Foulshiels Road to the east of the site is not that obvious a solution.
Landscape Fit – Intervisibility	The site would not be obviously intervisible with any other sites
Landscape Fit – Skyline	The site would not appear on the skyline and has a backdrop of development on its southern side and woodland to the north of the site that mean that the site is not exposed to the skyline.
Defined Boundary	The site has an obvious boundary of woodland to the northern end and Beechwood Park and a garage use to the southern end, an obvious field boundary to the western end and a field boundary and track to the eastern end.
On Site Constraints	The site has no obvious on site constraints.
Ground Conditions/ Natural Features	In terms of ground conditions, the comments of the councils contaminated land officer will be required on the condition of the site and the fact that its is close to Foulshiels Bing, that may be polluted and therefore pollutants may migrate into this site. There are no obvious natural features on the site.
Trees	There is woodland to the northern end of the site, although this is mostly outwith site.

Protected Species (biodiversity)	None of any significance obvious, but assessment required by TWIC and SNH. In terms of the GGP 1993 Phase 1 Habitat Survey assessment, there is grassland and marsh in the north west of the site, Foulshiels Bing lies to the west and north of the site as a Wildlife Site and has grassland and scrub on an old bing. The west of the site also includes some semi improved neutral grassland. The site itself is largely not identified on the Macaulay Maps, except for an area to the north end of the site that is identified as 4.1, land that is capable of producing only a narrow range of crops. Woodland and scrub lies to the north of the site, with some woodland being deciduous.
Green Network (CSGN)	Unknown until overlay information available through CSGN and FCS and CSFT etc. Area is arable farmland at the moment.
Access/Parking/Roads	Transportation would require to provide comments on the suitability or otherwise of accessing this site, given that the only obvious vehicular access would be from Foulshiels Road. This would appear to be a difficult point of access from the site visit.
Watercourse within vicinity (potential flood risk)	None obvious – a check would be required however with the council's flood risk officer as to any RBMP implications and any fluvial or other flood risk.
Other	-
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site has limited development potential due to potential access, exposure and ground condition difficulties, some of which will require to be confirmed. The site would also represent a significant intrusion to the northern end of the settlement.

<b>Proposed use - Residential (120 units) WLLP reference (if known/applicable) – WLLDP reference EOI-0118</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Land north of Bentswood Inn, Stoneyburn, is white land out the settlement envelope of Bents and is in the countryside in the adopted WLLP. The site also contains remains of some small buildings on the western side of the site, thought to be racing pigeon buildings that have been previously refused planning permission under reference 1325/FUL/06.
Slope and Shape	The site slopes only gradually from south to north.
Altitude and Exposure	The site, although partially exposed on the northwestern side and wholly on the eastern side is, nevertheless, largely sheltered from the prevailing south westerly wind by existing properties at Garden City.
Un-neighbourly/non conforming uses	The site has a public house to the southern end of the site that would be likely to be demolished to receive any potential access to the site, although this has not been confirmed by the promoters of the site. There are residential properties to the south and west of the site. There is a telecoms mast situated on the eastern boundary of the site, however it is assumed that this would be ICNIRP compliant. There is woodland to the northern end of the site and there is a disused railway line at the western end of the site, that may contain some contamination and will require to be the subject of an assessment by the councils contaminated land officer.
Relationship to Townscape	In general, the site would relate well to the existing settlement, given the built form of properties south and west of the site.
Landscape Fit – Intervisibility	The site would read well if developed against existing housing on the southern end of the site at Main Street and the western side at Garden City.

Landscape Fit – Skyline	The site would not appear on the skyline and has the background of woodland at the northern end of the site.
Defined Boundary	The site has clearly defined boundaries in the form of disused railway line and housing to the west of the site, housing to the south.
On Site Constraints	No obvious on site constraints. There is also a WOSAS archaeological trigger point that intrudes into the northern area of the site.
Ground Conditions/ Natural Features	Possible contamination on part of the site from previous pigeon lofts and railway adjacent to the site. Watercourse runs through.
Trees	Small area of woodland on southern side of the site and north of site – any development would require therefore to have an appropriate stand-off.
Protected Species (biodiversity)	Non obvious, however SNH and TWIC will require to assess the site, given its rural nature and the present of watercourses in the northern and southern ends of the site. In terms of the GGP constraints, the site contains tall herb and fern and some woodland in the southern part of the site and grassy marshland to the north end of the site.
Green Network (CSGN)	No significant site issues.
Access/Parking/Roads	Access is possible from Main Street, but will require to be confirmed by Transportation.
Watercourse within vicinity (potential flood risk)	Watercourse in the northern area of the site and also at the southern end of the site. The councils flood prevention officer will require to provide comments in this.
Other	N/A
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site could possibly be allocated in part or in full for residential development, subject to assessment of issues of flooding and contamination and wildlife issues as mentioned above being fully addressed.

<b>Proposed use - Residential use for 30 units on a site with an area of 2.04Ha</b>	
<b>WLLP reference (if known/applicable) – n/a</b>	
<b>WLLDP reference – EOI-0119</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is outwith the settlement envelope of Stoneyburn in the adopted West Lothian Local Plan 2009, and is also entirely within the Breich Valley Area of Special Landscape Control. It appears greenfield in nature, and contains some woodland and well used desire line paths. Housing lies to the north end of the site and the Breich Water lies beyond the southern boundary of the site at just over 100m.

Slope and Shape	The site slopes down from north to south towards to the Breich Water to some degree.
Altitude and Exposure	The site is not particularly elevated or exposed in nature.
Un-neighbourly/non conforming uses	There are no unneighbourly or non-conforming uses to the site, although it is noted that there is an existing play area to the north west of the site.
Relationship to Townscape	The site would fit in well with the existing two storey houses and converted church north of the site.
Landscape Fit – Intervisibility	The site would be visible with existing housing, if developed.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The site is clearly defined with fence boundaries and housing at the north end of the site and the end of Burnbrae Road to the east of the site.
On Site Constraints	None obvious, although some minor woodland on the site could be retained. Ground conditions also require to be carefully assessed.
Ground Conditions/ Natural Features	Ground conditions require to be carefully assessed, as the site appears wet in places and the council's contaminated land officer requires to provide views on whether the site contains any contamination.
Trees	There are some minor trees in the site that could be retained and if development were to be supported an appropriate stand off to BS Standards would be required to retain the trees for amenity and biodiversity value.
Protected Species (biodiversity)	There are no obvious protected species on site, however the views of TWIC and SNH require to be confirmed, given that there is a watercourse close to the site and the rural nature of the site - it may contain EPS or transient EPS. The 1993 Phase 1 Habitat Survey and SNH Notable Habitats overlays on GGP do not however identify any species of any significance. South of the site in terms of the 1993 Phase 1 Habitat Survey lies Broadleaved woodland and scrub. In terms of the Macaulay Institute Maps, the site is identified as 3.2 capability, land capable of producing a moderate range of crops.
Green Network (CSGN)	Could have a detrimental impact on CSGN if site allocated as it would represent loss of a green area.
Access/Parking/Roads	This will require to be subject to Transportation assessing the viability of any access, that is expected to be from Burnbrae Road on the eastern side of the site.
Watercourse within vicinity (potential flood risk)	The Breich Water lies just over 100m south of the southern most part of the boundary of the site and the site lies out with the SEPA Fluvial Flood Risk Maps 1:100, 1:200 and 1:1000, however the views of the councils Flood Prevention Officer should still be sought, as the site does appear wet in nature.
Other	A planning application, reference 0183/02 for 43 houses on the site was withdrawn on 26 May 2004.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Given that the site is within an existing Area of Special Landscape Control designation and there is a potential question mark over the sites flooding, means that support for this sites allocation would be unlikely. Access to the site from Burnbrae Road would also require to be carefully assessed as well as potential presence of EPS.

## THREEMILETOWN

<p><b>Proposed use – Mixed use including residential (site area 20Ha approx) 400 – 500 units.</b>  <b>WLLP reference (if known/applicable) – N/A</b>  <b>WLLDP reference – EOI-0075</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located in Threemiletown which currently consists of four small building groups. The proposal incorporates one field to the north of the B9080 and three fields surrounding Redhouse Cottages. All of the fields are currently greenfield and in agricultural use. The Macaulay land map classifies the area as being 3(1) Land capable of producing a moderate range of crops with the field to the north and part of the land to the east as 2 Land capable of producing a wide range of crops. The two parcels of land to the east of the B8046 are designated as countryside belt.
Slope and Shape	The sites are broadly rectangular with the site in the south east triangular. The sites are relatively flat.
Altitude and Exposure	The sites are at a low level and could be exposed to the prevailing south westerly wind.
Un-neighbourly/non conforming uses	Neighbouring uses are residential, farmland and playarea.
Relationship to Townscape	Threemiletown consists of four small building groups a steading conversion, traditional miners row cottages and two storey victorian semidetached houses. There is no physical relationship between the groups.
Landscape Fit – Intervisibility	Development would be visible from the existing building group as well as along the B9080 and the B8046.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The boundaries of the site are defined by a mixture of post and wire fencing, hedgerows and mature trees. The four parcels of land which make up the site also have a boundary with the B9080 and B8046.
On Site Constraints	No visible on site constraints.
Ground Conditions/ Natural Features	Phase 1 Habitat Survey notes: Two areas of amenity grassland in south and grassland and marsh in the north.
Trees	There are a few mature trees around the site. Management and retention will require to be discussed with the council's arboricultural officer.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	No significant issues.

Access/Parking/Roads	Access to all parts of the proposal site is likely to be from the B9080 and the B8046. The submission includes the rerouting of the Ecclesmachan Road to the M9 junction creating a cross roads and making the Ecclesmachan Road junction for local access only. Creating a crossroads to the east of the village and making one junction redundant. Transportation will require to be consulted.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	Potential constraint - education capacity at Linlithgow Academy.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently part of the countryside belt, preventing the coalescence of Linlithgow, Broxburn and Winchburgh. Built development at this location would constitute a physical and intrusive incursion into the countryside, well beyond the limit of development which exists as four small building groups. The proposed allocation should, therefore, not be supported.

<b>Proposed use - Mixed use - housing dominant (site area 11.5Ha) circa 207 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0194</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	This 'greenfield' site is in the countryside, approximately 2km south-west of Winchburgh, and the adopted WLLP shows it as being outwith any settlement boundary. It is predominantly (Class 3.1) agricultural land and under crop. The site is also shown in the adopted WLLP as being part of the countryside belt.
Slope and Shape	The site is broadly rectangular in shape and slopes moderately from south to north.
Altitude and Exposure	The altitude of the site is moderately higher than some of the surrounding farm land but it does not appear exposed, largely on account of it being framed by belt of woodland to the east.
Un-neighbourly/non conforming uses	Neighbouring uses are predominantly agricultural and rural residential.
Relationship to Townscape	The site contributes to the rural setting of hamlets such as Ecclesmachan, Faucheldean and Threemiletown but has no significant physical relation to any townscape elements.
Landscape Fit – Intervisibility	The site is an integral element of the countryside belt between Linlithgow / Winchburgh and Broxburn and built development would seriously erode this. The site is visible at a distance from the B8046 when viewed from the west.
Landscape Fit – Skyline	The site does not command a particularly prominent skyline location.
Defined Boundary	A substantial hedgerow interspersed with trees defines the southern boundary with the public road while the eastern boundary is of the nature of a denser woodland block. The site is relatively open to the north and west.

On Site Constraints	There are overhead electricity power lines running across the site from east to west.
Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	There are trees along the southern and eastern boundaries which would require to be kept but there are none within the main body of the site.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Options for securing vehicular access to the site are limited and would presumably have to be from the public road running along the southern boundary. However, this road is narrow and constrained and the appropriateness of the access can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	Apart from field drains, there is not thought to be any watercourse within the bounds of the site.
Other	---
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently part of the countryside belt, preventing the coalescence of Linlithgow, Broxburn and Winchburgh. Built development at this location would constitute a physical and intrusive incursion into the countryside, well beyond the limit of development which is already provided for in the adopted WLLP. The proposed allocation should, therefore, not be supported.

## TORPHICHEN

<b>Proposed use - Residential with business related commercial use (site area 5 Ha) 10 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0049</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	This 'greenfield' site is in the countryside and comprises agricultural grazing land. The adopted WLLP shows it being outwith the Torphichen settlement boundary.
Slope and Shape	The site is broadly rectangular and is characterised by undulating land.
Altitude and Exposure	The site is generally elevated, open countryside.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are agricultural and residential.

Relationship to Townscape	The site contributes to the rural setting and serves to frame the existing small hamlet of houses at Cathlaw Lane.
Landscape Fit – Intervisibility	The site is an integral element of the countryside around the village of Torphichen and further built development would seriously erode this.
Landscape Fit – Skyline	The site does not command a particularly prominent skyline location.
Defined Boundary	A number of mature trees, a hedgerow and a post and wire fence define the site boundary with the public road.
On Site Constraints	Mature trees / Drainage ditch / Absence of services.
Ground Conditions/ Natural Features	Wet patches evident in field suggest there could be drainage issues.  A Phase 1 Habitat Survey notes : Grassland and marsh (semi-improved acid grassland).
Trees	Development would result in mature trees being lost.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	The access is a typical narrow country road, restricted in width, and sight lines would be suspect. Even if it were possible to physically improve and widen the road, the desirability of doing so is questionable, given that this would have an unwelcome urbanising effect.
Watercourse within vicinity (potential flood risk)	There is evidence of a drainage ditch (manhole) running north/south along the western edge of the site.
Other	---
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is outwith the existing hamlet which the detached houses at Cathlaw Lane can be said to comprise. Development of this site would not complement or serve to 'round off' the existing building group but would instead extend it unnaturally and intrusively into the adjacent countryside. There is an existing natural barrier (trees and hedgerow) which should not be breached. Development would be contrary to the protection of the countryside and should, therefore, not be supported.

<b>Proposed use - Residential use (site area 0.27Ha) 2 or 3 housing units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0122</b>		<b>Date –</b> <b>09/09/2011</b>
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	The site comprises undeveloped 'greenfield' land, albeit partially maintained, on the south side of Torphichen. The adopted WLLP shows the site as being outwith the settlement boundary, embraced by an Area of Great landscape Value, and within the Torphichen Conservation Area.	
Slope and Shape	The site itself is rectangular in shape and essentially flat but the land abutting it to the south is very steep and rises sharply southwards.	
Altitude and Exposure	The site is not elevated and not exposed. It is instead very tightly defined and enclosed.	
Un-neighbourly/non conforming uses	Immediate neighbouring uses are either residential or woodland.	
Relationship to Townscape	The site contributes to the semi rural aspect of the settlement.	
Landscape Fit – Intervisibility	A built development would be disruptive in its own right but there are no intervisibility issues per se.	
Landscape Fit – Skyline	The site does not command a skyline location.	
Defined Boundary	Mature trees and a hedgerow with a post and wire fence define the site boundaries.	
On Site Constraints	Satisfactory vehicular access could be difficult to achieve without significant tree loss.	
Ground Conditions/ Natural Features	The site may be wet and prone to run off from neighbouring elevated woodland and there may be a risk of tree fall onto the site.  A Phase 1 Habitat Survey notes : Grassland and march (semi-improved neutral grassland).	
Trees	Development would result in trees being lost / The site is within the conservation area boundary. There could also be pressure to remove trees outwith the site for reasons of the amenity of the occupants of houses.	
Protected Species (biodiversity)	Consultation has been undertaken with SNH.	
Green Network (CSGN)	TBC	
Access/Parking/Roads	It is assumed that vehicular access would necessitate tree loss to secure the necessary sight lines but consultation with Transportation will clarify issues.	
Watercourse within vicinity (potential flood risk)	There are no apparent watercourses within the site.	

Other	Historically, the ground conditions in Torphichen have proven difficult in terms of drainage. SEPA would be best placed to advise. It is noted that outline planning permission was however previously granted for the erection of a single house in 1995.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site lies within the Torphichen conservation area and the AGLV and makes an attractive and positive contribution to its semi-rural setting. To develop the site would be to suburbanise it and significantly alter its character, particularly as it would require the removal of trees. As a consequence, development should not be supported.

## UPHALL

<b>Proposed use - Residential (site area 192Ha) (circa 1750 - 2000 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0017</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site comprises a substantial area of what is, for the most part, productive 'greenfield' agricultural land (mostly class 3.1 and 3.2), to the north and west of Dechmont and Uphall. The entire site is shown in the adopted WLLP as being outwith the settlement boundaries of the respective towns and villages and forms part of the designated countryside belt which is centered on Livingston.
Slope and Shape	The site is an irregular shape, generally broader on the west side nearer Dechmont, and narrowing where it is closest to Uphall. Starting from the east side of Burnhousee Road (Dechmont), the fields in this area range from being relatively flat to moderately sloping, generally from northeast to southwest. As the site extends further east and northwards, the land becomes more undulating and the slope steeper.
Altitude and Exposure	The site is lower lying on the western side, closest to Dechmont, and significantly higher to the north of Uphall.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are predominantly agricultural.
Relationship to Townscape	A substantial part of the site is open countryside and it is physically divorced from the established townscape. The majority of the site has no meaningful relationship with the townscape. Where the site comes closest in to Uphall, it does however adjoin an area of established residential development and would be read as a physical extension of the town on its northern extremity.
Landscape Fit – Intervisibility	In this particular instance, built development would be extremely intrusive and would significantly alter the established character of what is, for the most part, countryside.
Landscape Fit – Skyline	There are elevated areas of the site which are partially on the skyline and where built development would be intrusive.
Defined Boundary	The boundaries of the site are demarcated on the ground in many different ways. As the land is substantially agricultural, traditional post and wire fencing and hedgerows predominate.

On Site Constraints	<p>The varied topography of the site would be particularly challenging.</p> <p>A Scottish Gas feeder pipeline goes through the western part of the site (near Dechmont) and there are several other places where there are high voltage electricity lines.</p>
Ground Conditions/ Natural Features	A Phase 1 Habitat Survey notes : Rock exposure and waste (spoil heap) / Grassland and Marsh (semi-improved neutral grassland)
Trees	There is a particularly distinctive block of mature trees, running north to south, on the eastern portion of the site, which it would be important to retain if development were to be supported. Other noteworthy trees define some of the field boundaries.
Protected Species (biodiversity)	<p>A 'Notable Habitat' consisting of an area of unimproved neutral grassland is recorded in relation to an area in the north west of the site.</p> <p>Badger setts are known to exist on an old railway line near a woodland block in the extreme north-east of the site.</p>
Green Network (CSGN)	TBC
Access/Parking/Roads	<p>Local vehicular access to the lower lying parts of the site (at Burnhouse Road) would probably be achievable, although a more comprehensive solution would be required to facilitate access to those parts of the site lying further east and north.</p> <p>There is an existing right of way running north / south through the site, passing to the east of Forkneuk Farm Steading.</p>
Watercourse within vicinity (potential flood risk)	The Brox Burn flows through the southern part of the site and advice from SEPA and Graeme Hedger on any potential flood risk will be obtained through the consultation exercise.
Other	<p>In the Lothians Landscape Character Assessment, the site is identified as being in the Lowland Plains, Lower Almond Farmlands, Landscape Character Type, close to the edge with the Lowland Hills and Ridges, Bathgate Hills, Landscape Character Type. SPP looks to planning authorities to safeguard the character and amenity of the countryside, and to respect the landscape settings of existing towns and villages.</p> <p>Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS).</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The site is predominantly 'greenfield' and very much rural in character. It lies outwith the existing settlement envelopes of Dechmont, Uphall and Broxburn, and a development of the scale proposed would have a significantly detrimental and overwhelming effect on the established character of a small town like Uphall. At the same time, it would seriously erode the countryside belt which successive local plans have established around Livingston in order to prevent coalescence.</p> <p>As a consequence, the proposals are considered inappropriate and should not be endorsed.</p>

<b>Proposed use -Employment use (classes 4, 5 &amp; 6) (site area 9.4Ha)</b>	
<b>WLLP reference (if known/applicable) – N/A</b>	
<b>WLLDP reference – EOI-0022</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site lies on the south side of the A89 and is 'greenfield', arable farmland under crop.
Slope and Shape	The site is broadly rectangular and generally flat but slopes quite distinctively from north to south. It is bounded to the north and west by two main roads, the A89 and Station Road (B8046), and to the south by the Beugh Burn.
Altitude and Exposure	The site is not elevated. When viewed From Station Road and the A89 the site, the site appears very open and exposed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are either residential or agricultural.
Relationship to Townscape	The site contributes to the semi-rural aspect of the settlement, reflected by the fact that it is designated as part of the Livingston Countryside Belt in the adopted WLLP.
Landscape Fit – Intervisibility	Built development would be disruptive and would physically and visually close the gap between the urban and rural environments. This would be unsatisfactory enough in itself, but it would also create an unwelcome precedence for more of the same. The land to the south of the A89 is generally vulnerable to encroachment.
Landscape Fit – Skyline	The site does not command a skyline location
Defined Boundary	The site boundary with the A89 is a post and wire fence and the remaining boundaries, for the most part, comprise scruffy, hedgerows.
On Site Constraints	A Scottish Gas feeder pipeline goes through the middle of the site and the site is also wholly within the consultation zone.
Ground Conditions/ Natural Features	Adjacent land is known to have been subject to shale mining and British Coal apparently also still have interests there. It would therefore not be unexpected if similar ground conditions prevailed.
Trees	There are no notable trees within the boundary of the site.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access could presumably be taken from the A89 and/or from Station Road but would require to be discussed with Roads colleagues.
Watercourse within vicinity (potential flood risk)	The Beugh Burn defines the southern boundary of the site and advice from SEPA and Graeme Hedger on any potential flood risk will be obtained through the consultation exercise.

Other	---
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently part of the Livingston countryside belt, preventing the coalescence of Uphall Station. Uphall and Broxburn with Livingston. New built development at this location would constitute a physical and intrusive expansion of Broxburn/Uphall further southwards, well beyond the limit of development which is already provided for in the adopted WLLP CDA allocation. The proposed allocation should, therefore, not be supported.

<b>Proposed use - Variety of land uses including housing, business and commercial development on site with an area of 4.85Ha (number of units tbc)</b>	
<b>WLLP reference (if known/applicable) – N/A</b>	
<b>WLLDP reference – EOI-0033</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site lies in the countryside between Uphall and Dechmont and comprises a former farm steading (now operated as a riding school), with hardstandings, paddocks and associated 'greenfield' agricultural land.
Slope and Shape	The site is broadly rectangular in shape and has a long frontage (380m) onto the A899. Its depth is approximately 120m. The site is flat on the west side and more undulating on the east. The land falls away more markedly towards the Brox Burn, on the north side.
Altitude and Exposure	The site is not elevated and not exposed. It is instead very tightly defined and enclosed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are either residential, agricultural, the golf course or small businesses operating from the smallholdings opposite.
Relationship to Townscape	The site contributes to the semi rural aspect of the settlement, reflected by the fact that it is designated as part of the Livingston Countryside Belt in the adopted WLLP.
Landscape Fit – Intervisibility	Built development would be disruptive and would physically and visually close the gap between the urban and rural environments. This would be bad enough in itself, but it would also create an unwelcome precedence for more of the same. Houston Holdings and the land to the south of the A89 is generally vulnerable to encroachment.
Landscape Fit – Skyline	The site does not command a skyline location
Defined Boundary	A post and wire fence / hedgerow defines the western boundary. A horizontal timber rail fence defines the more open middle section of the boundary with the A899 and this gives way to a tall hedgerow (3m) going eastwards. This returns at right angles to form the eastern boundary. The northern boundary of the site more or less follows the meanderings of the Brox Burn.
On Site Constraints	A Scottish Gas feeder pipeline goes through the middle of the site and the site is also wholly within the consultation zone.

Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	There are no notable trees within the boundary of the site.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Satisfactory access could presumably be achieved from the A899 but would require to be discussed with Transportation.
Watercourse within vicinity (potential flood risk)	The Brox Burn flows along the northern part of the site and advice from SEPA and Graeme Hedger on any potential flood risk will be obtained through the consultation exercise.
Other	---
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently part of the Livingston countryside belt, preventing the coalescence of Uphall with Livingston and Dechmont. New built development at this location would constitute a physical and intrusive expansion of Broxburn/Uphall further westwards, well beyond the limit of development which is already provided for in the adopted WLLP CDA allocation. The proposed allocation should, therefore, not be supported.

<b>Proposed use - Residential use (site area 1.4 Ha)</b>		Date –
<b>WLLP reference (if known/applicable) – N/A</b>		<b>05/10/2011</b>
<b>WLLDP reference – EOI-0132</b>		
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	The site comprises an area of public open space to the south of the existing residential development and is allocated/safeguarded as such in the adopted WLLP. It is laid in grass with hedgerows and pockets of small trees.	
Slope and Shape	The site is broadly rectangular. It is flatter at the eastern end but becomes steeper going westwards and undulates.	
Altitude and Exposure	The southern part of the site is elevated and the site is quite open and exposed when viewed from the north.	
Un-neighbourly/non conforming uses	Immediate neighbouring uses are residential. However the site backs onto the A89.	
Relationship to Townscape	As an area of open space, it visually complements the existing residential development to the north and provides a buffer with the A89.	
Landscape Fit – Intervisibility	Built development would inevitably change the outlook from the existing houses opposite and would diminish public space provision. The topography of the site would make built development intrusive. If the topography was altered it would open up the existing development (as well as the new) to view (and noise) from the A89.	

Landscape Fit – Skyline	Site would command a skyline location if existing levels were maintained.
Defined Boundary	The boundary with Stankards Road is completely open and is contiguous with the road.
On Site Constraints	The slope is the main physical constraint to development. The site is wholly within the consultation zone for a Scottish Gas feeder pipeline. There are overhead electricity power lines running along the southern boundary of the site.
Ground Conditions/ Natural Features	A Phase 1 Habitat Survey notes: Cultivated/disturbed amenity grassland / Grassland and marsh (semi-improved neutral grassland.
Trees	There are ornamental deciduous trees and conifers on parts of the site but they are not of any particular merit in their own right.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Vehicular access would have to be directly off Strathbrock Road. It's difficult to see how a road could be taken into the site given the ground levels. Furthermore, extending Strathbrock Road past the front of the existing houses would also be problematic for the same reasons. Finally, it is recalled that there has previously been concerns about the total number of houses served off Strathbrock Road (a cul de sac) and this could serve to limit development.
Watercourse within vicinity (potential flood risk)	There are no obvious watercourses within or close to the site.
Other	---
Conclusion/Summary: Site potential and impact on the community and/or settlement.	The loss of the existing open space would likely be controversial and it would have to be clearly demonstrated that it was genuinely surplus to the needs of the town, or could be replaced elsewhere. However, the overwhelming conclusion is that it would be inappropriate to allocate this site for residential development.

<b>Proposed use - Residential use (site area 1.65 Ha)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0145</b>	
<b>CONDITION &amp; SETTING</b>	General comments
Present Use Brownfield/greenfield/ruin/mixed	The site comprises an area of public open space to the south of the existing residential development and is allocated/safeguarded as such in the adopted WLLP. It is laid in grass with hedgerows and pockets of small trees.
Slope and Shape	The site is broadly rectangular. It is flatter at the eastern end but becomes steeper going westwards and undulates.

Altitude and Exposure	The southern part of the site is elevated and the site is quite open and exposed when viewed from the north.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are residential. However the site backs onto the A89.
Relationship to Townscape	As an area of open space, it visually complements the existing residential development to the north and provides a buffer with the A89.
Landscape Fit – Intervisibility	Built development would inevitably change the outlook from the existing houses opposite and would diminish public space provision. The topography of the site would make built development intrusive. If the topography was altered it would open up the existing development (as well as the new) to view (and noise) from the A89.
Landscape Fit – Skyline	The site would command a skyline location if existing levels were maintained.
Defined Boundary	The boundary with Stankards Road is completely open and is contiguous with the road.
On Site Constraints	The slope is the main physical constraint to development. The site is wholly within the consultation zone for a Scottish Gas feeder pipeline. There are overhead electricity power lines running along the southern boundary of the site.
Ground Conditions/ Natural Features	A Phase 1 Habitat Survey notes : Cultivated/disturbed amenity grassland / Grassland and marsh (semi-improved neutral grassland
Trees	There are ornamental deciduous trees and conifers on parts of the site but they are not of any particular merit in their own right.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Vehicular access would have to be directly off Strathbrock Road. It's difficult to see how a road could be taken into the site given the ground levels. Furthermore, extending Strathbrock Road past the front of the existing houses would also be problematic for the same reasons. Finally, it is recalled that there has previously been concerns about the total number of houses served off Strathbrock Road (a cul de sac) and this could serve to limit development.
Watercourse within vicinity (potential flood risk)	There are no obvious watercourses within or close to the site.
Other	---
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The loss of the existing open space would likely be controversial and it would have to be clearly demonstrated that it was genuinely surplus to the needs of the town, or could be replaced elsewhere. However, the overwhelming conclusion is that it would be inappropriate to allocate this site for residential development.

<b>Proposed use - Mixed use comprising retail, food/drink, hotel, business/employment generation and residential – (Site Area circa 32 Ha, 150-200 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0216</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site occupies a wedge of land between the A89 and the M8. The adopted WLLP shows part of the site lying within the Livingston Countryside Belt. The constituent parts of the site are either 'greenfield', arable farmland under crop or the Uphall West, Stankards or Green bings. Other parts are shown as "white land", a designation which ordinarily assumes the maintenance of the status quo (which is industrial). Yet another part is specifically allocated in the adopted WLLP as an employment site (EUB14).
Slope and Shape	The site is an inverted 'L' shape and embraces a mix of flat and steeply sloping land.
Altitude and Exposure	With the exception of the two bings, the site is not elevated and is relatively flat, enclosed and self contained.
Un-neighbourly/non conforming uses	Neighbouring uses to the east and west are agricultural while residential uses predominate on the north side of the A89.
Relationship to Townscape	The site is physically separated from Broxburn and Uphall by the A89. The site, as a whole, contributes to the semi rural setting of the settlements.
Landscape Fit – Intervisibility	Built development (as suggested) would be disruptive and would physically close the gap between the urban and rural environments. This would be serious enough in itself, but it would also create an unwelcome precedent for more of the same. The land to the south of the A89 is particularly vulnerable to urban encroachment.
Landscape Fit – Skyline	The site does not command a skyline location.
Defined Boundary	The site boundary with the A89 is defined in part by a post and wire fence and there are also elements of hedgerow, particularly where it interfaces with the Stankards bing. A wide grass verge is a significant feature of a substantial part of the southern boundary. The southern boundary is the M8 and a timber fence and a mature hedgerow with intermittent trees define it. While this helps to screen the large industrial buildings on the southern part of the site from the motorway, the planting is by no means solid and allows views into the site.
On Site Constraints	-----
Ground Conditions/ Natural Features	The council has already recorded that land in this general area has the potential to be contaminated as a consequence of previous industrial undertakings. The bings on the site have been rehabilitated over the years but may still have ground stability issues. These would require to be thoroughly investigated. A Phase 1 Habitat Survey notes : Woodland and scrub (coniferous plantation) / Rock exposure and waste (spoil) / Cultivated and disturbed land

Trees	There are larger trees along the southern and western boundary of the site, around the former Uphall West bing.
Protected Species (biodiversity)	Consultation has been undertaken with SNH
Green Network (CSGN)	TBC
Access/Parking/Roads	There is a relatively newly created 4 way traffic light controlled junction on the A49 which presently gives access to the site and which could probably be altered / upgraded if need be. There is a secondary access some 170m further eastwards. There is a wide grass verge which would appear to have the potential to physically accommodate any required works.
Watercourse within vicinity (potential flood risk)	The Beugh Burn crosses midway through the site and advice from SEPA and Graeme Hedger on any potential flood risk will be obtained through the consultation exercise.
Other	<p>A Scottish Gas feeder pipeline passes through the site and the site is also wholly within the consultation zone.</p> <p>The adopted WLLP indicates that both an express bus and rail interchange with park and ride facilities be provided on part of the site (former Uphall West bing). However, up to date requirements need to be established with Roads as this may have changed in light of the subsequent improvement works at Uphall Station.</p> <p>Relevant planning permissions are as follows:  0194/03 – External storage yard (on central part of site) (Approved)  0142/03 – Auction salvage yard (on Uphall West Bing) (Refused)  CAAD – Certificate of Appropriate Alternative Development issued for agriculture / forestry uses and park and ride but NOT industrial uses.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The industrial brownfield land which makes up part of this site is something of an anomaly in the countryside. It is believed to have originated from the time the M8 was being constructed. However, the adopted WLLP pragmatically recognises that it is already part developed and policy support is maintained for the retention and expansion, or the redevelopment of the existing premises, but only for those uses falling within Classes 2 and 3. This is considered to be a reasonable position and one that should be maintained.</p> <p>The site also embraces part of the Livingston countryside belt, designed to prevent the coalescence of Uphall and Broxburn with Livingston. New built development on these parts of the site would constitute an intrusive physical expansion of Broxburn/Uphall further southwards, well beyond the limit of development which is already provided for in the adopted WLLP CDA allocation, and it is suggested that the proposed allocations should not, therefore, be supported.</p>

<b>Proposed use - Provision of Canal based moorings at Muirend south of Uphall</b>	
<b>WLLP reference (if known/applicable) N/A</b>	
<b>WLLDP reference –EOI-0217</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is quite literally 'greenfield', comprising as it does, an arable field in the middle of the countryside south of Broxburn. The adopted WLLP shows it as being within an area defined as being of Special Agricultural Importance.
Slope and Shape	The site is essentially triangular and flat.
Altitude and Exposure	The site is not elevated and is relatively open and exposed with almost no protective tree cover or shelter providing hedgerows.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are agricultural and rural residential (Muirend Cottage). A redundant farm steading lies adjacent to the southern corner of the site.
Relationship to Townscape	The site is located in the countryside and has no physical relationship with Broxburn or any other settlement in terms of townscape.
Landscape Fit – Intervisibility	The site is not especially prominent from the surrounding area.
Landscape Fit – Skyline	The site is not elevated and does not read as being on the skyline.
Defined Boundary	The external boundaries of the site are defined with timber post and wire fencing.
On Site Constraints	---
Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	There are no trees within the body of the site. There are however several mature trees at intervals on the southern boundary.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access to the site from the unclassified roads which bound the site should be capable of being achieved, at least for a single house.
Watercourse within vicinity (potential flood risk)	The Union Canal, a Scheduled Ancient Monument, forms the northern boundary of the site. There are no obvious watercourses within or close to the site.
Other	Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS). The British Waterways Union Canal Moorings Study identifies Muirend as one of several "nodes" along the length of the canal but with the main facilities being located at Candleworks, Albyn and Port Buchan, all sites within the urban area. While it identifies Muirend as a suitable location for canal related development opportunities, specifically for winter storage and accommodating 45 private moorings, there is no explicit support for more extensive facilities, or for that matter ancillary development such as housing.

<b>Conclusion/Summary:</b> <b>Site potential and impact on the community and/or settlement.</b>	<p>The site lies within open countryside and there would be no justification in terms of national planning policy, let alone existing local plan policy to sanction a new house here without their being a sound business case for doing so.</p> <p>While the site enjoys a location adjacent to the Union Canal, and there could be some potential for capitalising on this relationship, in terms of leisure and recreational opportunities, it does not justify the allocation of the site for such purposes. A planning application would, perhaps, be a more appropriate mechanism in order that consideration can be afforded to the merits of a specific proposal. As an aside, the redundant farm steading, which lies adjacent, is an obvious candidate for conversion and could be allied to any canal related activities.</p>
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<b>Proposed use – Mixed use</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – LATE-0010</b>		
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	The site is located in the countryside between Uphall and Livingston.	
Slope and Shape	The site is broadly rectangular in shape and has a long frontage (750m) onto the A89. It's depth is between 250m and 350m. The site is relatively flat although there is a distinctive north to south slope.	
Altitude and Exposure	The site is not elevated relative to its surroundings but it is generally open.	
Un-neighbourly/non conforming uses	The site location is semi-rural and accommodates a variety of uses including a garden centre and various service type businesses. Neighbouring uses include a golf course to the north and are otherwise, for the time being at least, predominantly agricultural in nature. However land to the south and west have been allocated in the adopted WLLP for general needs industrial development (classes 4, 5 and 6).	
Relationship to Townscape	The site contributes to the semi- rural aspect of Uphall, reflected by the fact that it is designated as part of the Livingston Countryside Belt in the adopted WLLP.	
Landscape Fit – Intervisibility	Built development would inevitably alter the established character of the site, which is clearly countryside and would physically and visually close the gap between the urban and rural environment, creating a precedent for more of the same.	
Landscape Fit – Skyline	The site does not command a skyline location.	
Defined Boundary	A post and wire fence and or a hedgerow defines most of the site boundaries. Where there are existing commercial businesses the boundary definition is more urbanised and incorporates advertising.	
On Site Constraints	From the north, a Scottish Gas feeder pipeline passes through the north western part of the site and heads eastwards within the southern boundary. The site is wholly within the consultation zone.	
Ground Conditions/ Natural Features	None noted.	

Trees	There are rows of distinctive trees on the eastern and western site boundaries and also at various intervals along the northern boundary.
Protected Species (biodiversity)	Consultations have been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	There are a number of existing access points along the A89 and these could, presumably, be utilised and or rationalised if redevelopment was to take place but this can be established following consultation with Transportation. Draft Core Path Route Dechmont 10/1 traverses the northern site boundary.
Watercourse within vicinity (potential flood risk)	There are no apparent watercourses within the site. The Beugh Burn does however flow east/west some 80m south of the southern boundary and advice from SEPA (and the council's flood risk officer) on any potential flood risk will emerge as part of the consultation exercise.
Other	n/a
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The council has long recognised that the smallholdings at Houston are not sustainable as productive agricultural units and has therefore been prepared to sanction a wide series of quite diverse business and commercial uses.</p> <p>However, despite efforts having been made to try and control the form and intensity of development, so as not to over urbanise them, it is debateable as to how successful this approach has been in terms of these particular holdings south of the A89. Elsewhere at Houston holdings, the impact has been less significant.</p> <p>Visually, it is suggested that the resultant developments within the proposed site are not especially sensitive to their surroundings and that the rural character of this area has regrettably been eroded in many instances.</p> <p>The fact that this site is also bounded in its entirety to the south by land allocated for employment uses must be a significant factor in determining whether it is still credible to continue sustaining the identification of this site as part of the protected countryside belt between Uphall and Livingston. The introduction of the new Dobbie's garden centre has, also, helped to further dilute the rural character and ambience of this area.</p> <p>While it is recognised that it would be a very significant decision to sanction new development in what is currently part of the Livingston Countryside Belt, and that this would need to be taken with regard to the wider context and implications, it is nevertheless incumbent on the council to consider this.</p> <p>While residential development is certainly deemed to be too urbanising and is not supported, an extension of the employment land designation (to include leisure uses) is worthy of consideration, with the eastern boundary of the site, as defined by Station Road, perhaps having the potential to be a more credible and defensible edge to the countryside.</p> <p>It may be that a re-appraisal of the combined employment land allocation in this area could be more structured, facilitating a progressively less intense and more sensitive form of development at the interface with the countryside.</p> <p>As currently designated (in the adopted WLLP), the function of the Livingston Countryside Belt at this location is not clear and rationalisation, one way or the other, is called for.</p>

<b>Proposed use – Business use</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference - LATE-0011</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site comprises a smallholding and lies in the countryside between Uphall and Livingston. It is shown in the adopted WLLP as being part of the Livingston Countryside Belt.
Slope and Shape	The site is broadly rectangular in shape and has a frontage onto the A89. It is essentially flat.
Altitude and Exposure	The site is not elevated relative to its surroundings and is generally open. A hedgerow along the A89 (partially raised in height relative to the road) does however provide a degree of screening for most of this boundary
Un-neighbourly/non conforming uses	The site location is semi-rural. Uphall golf course adjoins the site to the east and other smallholdings lie to the north and west and across the A89 to the south.
Relationship to Townscape	The site contributes to the semi- rural aspect of Uphall, reflected by the fact that it is designated as part of the Livingston Countryside Belt in the adopted WLLP. It has no meaningful relationship to townscape.
Landscape Fit – Intervisibility	Built development would inevitably alter the established character of the site, which is clearly countryside and would physically and visually close the gap between the urban and rural environment, creating a precedent for more of the same.
Landscape Fit – Skyline	The site does not command a skyline location.
Defined Boundary	A post and wire fence and or a hedgerow defines most of the site boundaries.
On Site Constraints	From the north, a Scottish Gas feeder pipeline passes through the eastern part of the site and heads eastwards within the southern boundary. The site is wholly within the consultation zone. There is an electricity transmission line running east/west close to the southern boundary of the site.
Ground Conditions/ Natural Features	None noted.
Trees	There is a stand of very mature trees on the mutual boundary with the golf course to the east.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH.
Green Network (CSGN)	TBC

Access/Parking/Roads	<p>The existing access point onto the A89 is shared with a neighbouring smallholding and is probably unsuitable for a more substantive development. An alternative access could also be problematic due to the configuration of other junctions opposite. Discussion with Transportation colleagues should however serve to clarify this.</p> <p>Draft Core Path Route Dechmont 10/1 traverses the southern site boundary of this site.</p>
Watercourse within vicinity (potential flood risk)	There are no apparent watercourses within or in close proximity to the site.
<b>Other</b>	N/A
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The site is currently part of the Livingston Countryside Belt, helping prevent the physical coalescence of Uphall and Dechmont with the new town and, just as importantly, with each other. New build development at this location would constitute a physical and intrusive expansion of Uphall further eastwards and southwards, beyond the limit of development which is already provided for in the adopted WLLP.</p> <p>The council has long recognised that the smallholdings at Houston are not sustainable as productive agricultural units and has therefore been prepared to sanction a wide series of quite diverse business and commercial uses. Efforts have however been made to try and control the form and intensity of development, so as not to over urbanise them, and in this geographic location at least, have been successful. For the most part, these particular holdings have managed to retain their rural character.</p> <p>This part of the Livingston Countryside Belt continues to have a defined and justified purpose and, therefore, the proposed allocation should not be supported. The status quo position should be maintained (or even strengthened) to ensure that only modest and sensitively designed development is permitted.</p>

## UPHALL STATION

<b>Proposed use - Residential (site area 2.9Ha) (number of units tbc)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0021</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site comprises undeveloped 'greenfield' land, albeit that some of it may have previously been part of the shale workings at Drumshoreland.
Slope and Shape	The site itself is broadly rectangular, although the eastern boundary curves and follows the line of what is now a footpath / right of way. For the most part, the site is flat but slopes from south to north.
Altitude and Exposure	The site is not elevated and not exposed. It is instead very tightly defined and enclosed.
Un-neighbourly/non conforming uses	Immediate neighbouring uses are either residential or grassland.
Relationship to Townscape	The site contributes to the semi-rural aspect of the settlement, reflected by the fact that it is designated as part of the Livingston Countryside Belt in the adopted WLLP.
Landscape Fit – Intervisibility	Built development would be disruptive in its own right but there are no visibility issues per se.
Landscape Fit – Skyline	The site does not command a skyline location
Defined Boundary	Mature trees are a distinctive feature of the site boundary on three sides. The southern boundary is largely open.
On Site Constraints	Satisfactory access could be difficult to achieve. Neighbouring Beechwood Park Grove is not suited to heavy traffic. It would probably only be achievable once Drumshoreland (HLv98) has been developed. Transportation has been consulted.
Ground Conditions/ Natural Features	Adjacent land is known to have been subject to shale mining and British Coal apparently also still has interests there. It would therefore not be unexpected if similar ground conditions prevailed.  A Phase 1 Habitat Survey notes : Cultivated/disturbe (amenity grassland) / Grassland and march (semi-improved neutral grassland).
Trees	There are no notable trees within the boundary of the site, however, they do help to frame it and there could be pressure to remove these at a later date.
Protected Species (biodiversity)	It is known that Great Crested Newts have colonised the neighbouring Drumshoreland allocated housing site and there is therefore a reasonable possibility of them being found on this site too. They are the largest of the three British newt species and the only one afforded legislative protection. They are also a European Protected Species.

Green Network (CSGN)	A 'Notable Habitats' designation, consisting of an area of swamp is recorded in relation to the southern boundary of the site.
Access/Parking/Roads	Access would presumably be dependent on the development of neighbouring land but clarification can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	There is no watercourse on or within close proximity to the site. (Caw Burn and River Almond are located further south).
Other	Historically, the oil shale industry was active in this area. There are old shafts and tar ponds close by and evidence of pockets of contaminated land and it would therefore be prudent to establish the precise ground conditions should this site be deemed appropriate for development.  There is map evidence of a minerals railway line having ran along the eastern boundary of the site.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The adopted WLLP confirms the site as part of the Livingston countryside belt, preventing the coalescence of Uphall Station. Uphall with Broxburn and Roman Camp and generally conserving and enhancing the rural setting of these villages and hamlets. New built development at this location would constitute a physical and intrusive expansion of Uphall Station further eastwards, well beyond the limit of development which is already provided for in the adopted WLLP residential allocations HLv98 and HLv114 which allow in excess of 1,000 houses. The proposed allocation should, therefore, not be supported.

<b>Proposed use - Housing (8.8ha)</b> <b>WLLP reference (if known/applicable) – countryside belt</b> <b>WLLDP reference – EOI-0112</b>		<b>Date –</b> <b>9/12/2011</b>
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/ mixed	Greenfield	
Slope and Shape	Largely rectangular, sloping site from north to south	
Altitude and Exposure	Secluded site, low lying at south and rises to north	
Un-neighbourly/non conforming uses	Former tip area to east	

Relationship to Townscape	Remote from built up area
Landscape Fit – Intervisibility	Secluded site
Landscape Fit – Skyline	Sits lower than surroundings
Defined Boundary	Footpath adjacent to railway to north; field boundaries on other sides; trees to east
On Site Constraints	Past mining activity and physical proximity to railway
Ground Conditions/ Natural Features	Suspect ground conditions/contamination on eastern part of the site
Trees	Self seeded west, east and north but substantial planting to the east
Protected Species (biodiversity)	Roman Camp wildlife site to the east. Phase 1 Habitats Survey '93 grassland/marsh and woodland/scrub
Green Network (CSGN)	N/A
Access/Parking/Roads	CPP route 9 runs along northern boundary, CPP route 17 runs partly along the western boundary ; no visible vehicular access
Watercourse within vicinity (potential flood risk)	Drainage ditch on northern boundary
Other	School catchments – Broxburn Academy, St Margaret's, Broxburn PS, St Nicholas PS
Conclusion/Summary: Site potential and impact on the community and/or settlement.	Remote site, poor access and not linked to built up area.

<b>Proposed use - Residential (2.83ha gross, 1.66 net)</b> <b>WLLP reference (if known/applicable) – countryside belt</b> <b>WLLDP reference – EOI-0134</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield
Slope and Shape	Largely rectangular, low lying and slopes up southwards
Altitude and Exposure	Low lying, exposed on east and south boundaries

Un-neighbourly/non conforming uses	Pond/raised embankment to south
Relationship to Townscape	On settlement edge
Landscape Fit – Intervisibility	Visible from path adjacent to railway line
Landscape Fit – Skyline	Low lying and sheltered
Defined Boundary	Residential development to the west; path/railway line to north; footpath to east and field boundary/embankment to the south
On Site Constraints	None visible but wet site at low lying northern edge
Ground Conditions/ Natural Features	Rehabilitated land to south of site
Trees	On north, east and boundaries
Protected Species (biodiversity)	Great crested newt at south east corner
Green Network (CSGN)	N/A
Access/Parking/Roads	Right of way on western boundary. CPP route 17 on north boundary (part) and east boundary; no apparent vehicular access; pedestrian access via existing footpath
Watercourse within vicinity (potential flood risk)	Drainage ditch on northern boundary
Other	Broxburn Academy, St Margaret's, Pumpherston and Uphall Station PS, St Nicholas PS. WLLP objection site – (east of Beechwood Grove (2.62ha)). Phase 1 Habitats Survey 1993 narrow strip of grassland/marsh on west boundary. Planning history – current planning applications for Drumshoreland master plan area, 050/P/08 and 051/FUL/08. 0538/P/93 for residential development refused January 1994.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site lies in the countryside, outwith the established settlement envelope, and there is a presumption against development. Furthermore, access limitations would impede the development of this site, certainly in the short to medium term, and there are also significant education constraints. It is concluded that the site should not be supported.

## WEST CALDER

<b>Proposed use - Housing (2.73ha)</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference – EOI-0031</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield
Slope and Shape	Flat rectangular site
Altitude and Exposure	Sheltered by trees on boundaries
Un-neighbourly/non conforming uses	Open fields to west and south. A71 to north and cemetery to east.
Relationship to Townscape	On western edge of settlement. Screened by trees so no significant impact on townscape.
Landscape Fit – Intervisibility	Would not be highly visible due to screening trees.
Landscape Fit – Skyline	Flat site so not visually prominent particularly with screening trees.
Defined Boundary	The site is a field, the boundaries of which are well defined by trees, an access track to the west and south, the A71 to the north and the cemetery access to the east
On Site Constraints	None apparent
Ground Conditions/ Natural Features	No adverse ground conditions apparent.
Trees	The site is screened by some trees on the boundaries.
Protected Species (biodiversity)	None apparent but as the site has been unused for at least 10 years it would need to be assessed for its biodiversity value.
Green Network (CSGN)	Not aware of any issue.
Access/Parking/Roads	An acceptable access should be achievable.
Watercourse within vicinity (potential flood risk)	No issue apparent.
Other	School catchments West Calder, St Kentigern's, Windyknowe and St Mary's, Bathgate
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Greenfield site in countryside adjacent to settlement envelope. Well defined boundaries screened with trees. Minimal impact on existing settlement.

<b>Proposed use - Housing (84.75ha)</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference – EOI-0037</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield
Slope and Shape	Very large irregular shaped site comprising several fields around the Harwood Farm steading. The site is effectively a whole farm.
Altitude and Exposure	The site is in open countryside and is comprised of several open fields with tree shelter belts on some of the the boundaries.
Un-neighbourly/non conforming uses	The site is surrounded by open countryside comprising of fields and woodland. The northern part of the site is close to the built up area of West Calder.
Relationship to Townscape	The site is located to the south west of West Calder. Any development here would effectively become a large suburban extension of the town, protruding south west into the countryside. It would however be detached from the town by playing fields and some other small fields at its northern end. It would be visible from parts of the town and vice versa.
Landscape Fit – Intervisibility	Would be highly visible due to the open nature of the countryside and the largeness of the site.
Landscape Fit – Skyline	Development here would be visually prominent from a number of viewpoints due to the largeness of the site and the open nature of the countryside.
Defined Boundary	The site is a field, the boundaries of which are well defined by trees, an access track to the west and south, the A71 to the north and the cemetery to the east
On Site Constraints	None apparent
Ground Conditions/ Natural Features	No adverse ground conditions apparent.
Trees	The site is well screened by trees on the boundaries.
Protected Species (biodiversity)	None apparent but as the site has been unused for at least 10 years it would need to be assessed for its biodiversity value.
Green Network (CSGN)	Not aware of any issue.
Access/Parking/Roads	An acceptable access should be achievable.

Watercourse within vicinity (potential flood risk)	No issue apparent.
Other	School catchments West Calder, St Kentigern's, Windyknowe and St Mary's, Bathgate
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Greenfield site in countryside adjacent to settlement envelope. Well defined boundaries screened with trees. Minimal impact on existing settlement.

<b>Proposed use - Housing (25 .90ha) WLLP reference (if known/applicable) – WLLDP reference – EOI-0041</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Large greenfield site in the countryside. Agricultural fields bordered by woodland shelter belts and burn to north.
Slope and Shape	Slopes gently down towards burn on north side of site.
Altitude and Exposure	Sheltered by tree belts on boundaries
Un-neighbourly/non conforming uses	Although close to West Calder at its north east point the site is generally located within open countryside and is surrounded by woodland and agricultural fields.
Relationship to Townscape	Located just to the south and east of West Calder. The site is detached from the town and does not form a natural extension.
Landscape Fit – Intervisibility	Although there are trees on the northern and western boundaries the site is visible from the roads that serve the area.
Landscape Fit – Skyline	Parts of site will be visible from various viewpoints.
Defined Boundary	The site is basically two fields separated by a track. The smaller field in the south is rectangular and the larger field alongside the burn irregular shaped. The boundary is principally defined by the burn in the north and roads to the east and south. There is a tree belt on the western boundary.
On Site Constraints	Electricity lines and pylons cross the centre of the site.
Ground Conditions/ Natural Features	No adverse ground conditions apparent.
Trees	There are woodland areas alongside the burn on the north of the site and alongside the west and south west of the site.

Protected Species (biodiversity)	Likely to be species in the area due to diverse features of the area such as woodland, watercourse and fields. It would need to be assessed for its biodiversity value.
Green Network (CSGN)	Not aware of any issue.
Access/Parking/Roads	An acceptable access should be achievable but the rural roads would have to be assessed for their capacity to cope with a proposal of up to 600 houses. Safe walking connections would also have to be considered.
Watercourse within vicinity (potential flood risk)	Burn to north.
Other	School catchments West Calder, St Kentigern's, Parkhead and St Mary's, Polbeth
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Greenfield site in countryside contrary to policy. The site is detached from the town and does not form a natural extension. It is likely to be visually intrusive.

<b>Proposed use - Housing (1.55 ha) WLLP reference (if known/applicable) – WLLDP reference – EOI-0042</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Small greenfield site.
Slope and Shape	Generally flat site running alongside minor road with a dog leg extension to the west.
Altitude and Exposure	Open site with agricultural fence boundaries.
Un-neighbourly/non conforming uses	The site abuts West Calder at its northern boundary and its western boundary. The eastern boundary faces the rural section of Hartwood Road and the north western boundary faces a playing field. The southern boundary faces agricultural land.
Relationship to Townscape	Located just to the south of West Calder, separated principally by a playing field.
Landscape Fit – Intervisibility	Highly visible from surrounding areas.
Landscape Fit – Skyline	Site will be visible from various viewpoints.
Defined Boundary	The site is an agricultural field with fence and hedge boundaries and Hartwood Road to the east.
On Site Constraints	None apparent.

Ground Conditions/ Natural Features	No adverse ground conditions apparent.
Trees	None.
Protected Species (biodiversity)	None apparent.
Green Network (CSGN)	Not aware of any issue.
Access/Parking/Roads	An acceptable access should be achievable but the rural road would have to be assessed for its capacity to cope with a proposed housing development. Safe walking connections would also have to be considered.
Watercourse within vicinity (potential flood risk)	Drainage ditch on western edge of site.
Other	School catchments West Calder, St Kentigern's, and Parkhead. Site is split by catchment areas for St thoms and St Mary's, Polbeth.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Although the site abuts West Calder it is a greenfield site in the countryside and is thus contrary to policy. Nevertheless it may have some potential if a site is needed for some local housing demand.

<b>Proposed use - Housing (1.55 ha) WLLP reference (if known/applicable) – WLLDP reference – EOI-0052</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Small greenfield site.
Slope and Shape	Generally flat site running alongside minor road with a dog leg extension to the west.
Altitude and Exposure	Open site with agricultural fence boundaries.
Un-neighbourly/non conforming uses	The site abuts West Calder at its northern boundary and its western boundary. The eastern boundary faces the rural section of Hartwood Road and the north western boundary faces a playing field. The southern boundary faces agricultural land.
Relationship to Townscape	Located just to the south of West Calder, separated principally by a playing field.
Landscape Fit – Intervisibility	Highly visible from surrounding areas.
Landscape Fit – Skyline	Site will be visible from various viewpoints.

Defined Boundary	The site is an agricultural field with fence and hedge boundaries and Hartwood Road to the east.
On Site Constraints	None apparent.
Ground Conditions/ Natural Features	No adverse ground conditions apparent.
Trees	None.
Protected Species (biodiversity)	None apparent.
Green Network (CSGN)	Not aware of any issue.
Access/Parking/Roads	An acceptable access should be achievable but the rural road would have to be assessed for its capacity to cope with a proposed housing development. Safe walking connections would also have to be considered.
Watercourse within vicinity (potential flood risk)	Drainage ditch on western edge of site.
Other	School catchments West Calder, St Kentigern's, and Parkhead. Site is split by catchment areas for St thoms and St Mary's, Polbeth.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Although the site abuts West Calder it is a greenfield site in the countryside and is thus contrary to policy. Nevertheless it may have some potential if a site is needed for some local housing demand.

<b>Proposed use - Housing (ha)</b>	
<b>WLLP reference (if known/applicable) –</b>	
<b>WLLDP reference – EOI-0061</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is a former farmyard / nursery area.
Slope and Shape	Flat site.
Altitude and Exposure	Site is not exposed and is sheltered by woodland.
Un-neighbourly/non conforming uses	The site lies in the countryside in woodland.
Relationship to Townscape	Detached from the town.

Landscape Fit – Intervisibility	Visible from the A71.
Landscape Fit – Skyline	Visible from the A71.
Defined Boundary	The site has reasonably well defined boundaries.
On Site Constraints	Existing buildings.
Ground Conditions/ Natural Features	No adverse ground conditions apparent.
Trees	Trees and woodland surround the site.
Protected Species (biodiversity)	Would need assessed.
Green Network (CSGN)	None apparent.
Access/Parking/Roads	Access difficult.
Watercourse within vicinity (potential flood risk)	No. SEPA require that a Flood Risk Assessment be submitted for this site.
Other	School catchments West Calder, St Kentigern's, Parkhead and St Mary's, Polbeth.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is in the countryside and development here would be contrary to policy. Access would be difficult.

<b>Proposed use - Housing (0.95 ha)</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference – EOI-0066</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Although there are some small agricultural sheds on the site, it is effectively a small greenfield site in the countryside. The existing Kirkfield House lies in the south of the site.
Slope and Shape	Site slopes gently upwards to the east and north. Roughly rectangular with curved boundary to north.
Altitude and Exposure	Open site with hedgerow and tree boundaries.

Un-neighbourly/non conforming uses	The site is close to West Calder but is separated by a small field and woodland strip. It is part of the rural setting and housing or other urban development here would not be in keeping with this setting.
Relationship to Townscape	Located just to the south of West Calder and detached from the settlement.
Landscape Fit – Intervisibility	Visible from surrounding areas.
Landscape Fit – Skyline	Site will be visible from various viewpoints.
Defined Boundary	The site is an agricultural field with fence, hedge and tree boundaries. Hartwood Road runs to the west of the site.
On Site Constraints	None apparent.
Ground Conditions/ Natural Features	No adverse ground conditions apparent.
Trees	Trees on boundary of site.
Protected Species (biodiversity)	None apparent but would need assessed.
Green Network (CSGN)	Not aware of any issue.
Access/Parking/Roads	An acceptable access should be achievable but the rural road would have to be assessed for its capacity to cope with a proposed housing development. Safe walking connections would also have to be considered. This will be difficult as the site is detached from West Calder.
Watercourse within vicinity (potential flood risk)	No.
Other	School catchments West Calder, St Kentigern's, Parkhead and St Mary's, Polbeth.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is detached from West Calder. It is a greenfield site in the countryside and is thus contrary to policy.

<b>Proposed use - Housing (ha)</b>	
<b>WLLP reference (if known/applicable) –</b>	
<b>WLLDP reference – EOI-0097</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is a former farmyard / nursery area.
Slope and Shape	Flat site.

Altitude and Exposure	Site is not exposed and is sheltered by woodland.
Un-neighbourly/non conforming uses	The site lies in the countryside in woodland.
Relationship to Townscape	Detached from the town.
Landscape Fit – Intervisibility	Visible from the A71.
Landscape Fit – Skyline	Visible from the A71.
Defined Boundary	The site has reasonably well defined boundaries.
On Site Constraints	Existing buildings.
Ground Conditions/ Natural Features	No adverse ground conditions apparent.
Trees	Trees and woodland surround the site.
Protected Species (biodiversity)	Would need assessed.
Green Network (CSGN)	None apparent.
Access/Parking/Roads	Access difficult.
Watercourse within vicinity (potential flood risk)	No. However SEPA require that a Flood Risk Assessment be submitted for this site.
Other	School catchments West Calder, St Kentigern's, Parkhead and St Mary's, Polbeth.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is in the countryside and development here would be contrary to policy. Access would be difficult. Site withdrawn from the process by the Council Executive in June 2011.

<b>Proposed use - Housing (14.70 ha)</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference - EOI-0147</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is an open space greenfield site lying to the east of the settlement of West Calder. It is identified as open space in the WLLP.

Slope and Shape	Site slopes gently upwards from north to south but is generally level. It is a large generally rectangular site with an extension towards Parkhead Primary School
Altitude and Exposure	Site is not exposed and is sheltered by woodland on the borders of the site. It comprises of open grassland with groups of trees.
Un-neighbourly/non conforming uses	The site abuts the east boundary of West Calder. The open space provides an amenity for the neighbouring community and school.
Relationship to Townscape	Although the site abuts the existing town it would be difficult to integrate it due to the layout of the existing streets. The existing streets have not been designed to allow for an extension of the settlement here.
Landscape Fit – Intervisibility	Visible from surrounding areas. The site is a wooded landscaped area which would be adversely affected visually by development.
Landscape Fit – Skyline	Site will be visible from various viewpoints.
Defined Boundary	The site has reasonably well defined boundaries. The boundary to the north is the railway line. To the west is the edge of West Calder
On Site Constraints	Mature woodland groupings and trees.
Ground Conditions/ Natural Features	No adverse ground conditions apparent.
Trees	Trees and woodland groups within site and on boundary of site.
Protected Species (biodiversity)	Would need assessed.
Green Network (CSGN)	Public path runs through site. Site is currently a public area.
Access/Parking/Roads	Creating an adoptable standard access to the site would be difficult to achieve.
Watercourse within vicinity (potential flood risk)	Yes. Hermand Water is on part of the western boundary of the site.
Other	School catchments West Calder, St Kentigern's, Parkhead and St Mary's, Polbeth.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is a valued area of open space and is allocated as such in the WLLP. It has a landscape value particularly for the neighbouring residents. It would be difficult to access. It is contrary to policy.

<b>Proposed use - Housing (9.60 ha)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0161</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is an existing employment area that is used for class 4, 5 and 6 use.
Slope and Shape	Generally level, sloping gently down towards the watercourse to the south. Long north / south irregular shaped site.
Altitude and Exposure	Site is sheltered by Five Sisters bings to the west.
Un-neighbourly/non conforming uses	The site is in the countryside but it is a long standing employment site and there is an industrial area to the south. It is well contained on its site.
Relationship to Townscape	The site is completely detached from the town of West Calder.
Landscape Fit – Intervisibility	Well screened from surrounding areas.
Landscape Fit – Skyline	Site is not highly visible.
Defined Boundary	The site has reasonably well defined boundaries. To the west is the Five Sisters bing.
On Site Constraints	Existing buildings and developed land.
Ground Conditions/ Natural Features	Possible made ground from previous development.
Trees	Site has some woodland around the edges.
Protected Species (biodiversity)	Would need assessed.
Green Network (CSGN)	None apparent.
Access/Parking/Roads	Existing access is available.
Watercourse within vicinity (potential flood risk)	Watercourse to the south but well below level of site.
Other	School catchments West Calder, St kentigern's, Parkhead, and St Mary's, Polbeth.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	As an existing 4, 5 and 6 use the site is acceptable. Unlikely the site would be appropriate for other leisure uses, hotel etc. given its location. Not sustainable in terms of accessibility. Contrary to policy.

<b>Proposed use - Housing (9.60 ha)</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference – EOI-0164</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is an existing employment area that is used for class 4, 5 and 6 use.
Slope and Shape	Generally level, sloping gently down towards the watercourse to the south. Long north / south irregular shaped site.
Altitude and Exposure	Site is sheltered by Five Sisters bings to the west.
Un-neighbourly/non conforming uses	The site is in the countryside but it is a long standing employment site and there is an industrial area to the south. It is well contained on its site.
Relationship to Townscape	The site is completely detached from the town of West Calder.
Landscape Fit – Intervisibility	Well screened from surrounding areas.
Landscape Fit – Skyline	Site is not highly visible.
Defined Boundary	The site has reasonably well defined boundaries. To the west is the Five Sisters bing.
On Site Constraints	Existing buildings and developed land.
Ground Conditions/ Natural Features	Possible made ground from previous development.
Trees	Site has some woodland around the edges.
Protected Species (biodiversity)	Would need assessed.
Green Network (CSGN)	None apparent.
	Existing access is available.

Access/Parking/Roads	
Watercourse within vicinity (potential flood risk)	Watercourse to the south but well below level of site.
Other	School catchments West Calder, St kentigern's, Parkhead, and St Mary's, Polbeth.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	As an existing 4, 5 and 6 use the site is acceptable. Unlikely the site would be appropriate for other leisure uses, hotel etc. given its location. Not sustainable in terms of accessibility. Contrary to policy.

<b>Proposed use - Housing (8.83 ha)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0186</b>		<b>Date –</b>  <b>10 February 2012</b>
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	The site is an open space greenfield site lying to the east of the settlement of West Calder. It is identified as open space in the WLLP.	
Slope and Shape	Site slopes gently upwards from north to south but is generally level. It is a large generally rectangular site with an extension towards Parkhead Primary School.	
Altitude and Exposure	Site is not exposed and is sheltered by woodland on the borders of the site. It comprises of open grassland with groups of trees.	
Un-neighbourly/non conforming uses	The site abuts the east boundary of West Calder. The open space provides an amenity for the neighbouring community and school.	
Relationship to Townscape	Although the site abuts the existing town it would be difficult to integrate it due to the layout of the existing streets. The existing streets have not been designed to allow for an extension of the settlement here.	
Landscape Fit – Intervisibility	Visible from surrounding areas. The site is a wooded landscaped area which would be adversely affected visually by development.	
Landscape Fit – Skyline	Site will be visible from various viewpoints.	
Defined Boundary	The site has reasonably well defined boundaries. The boundary to the north is the railway line. To the west is the edge of West Calder. To the east is a public footpath.	

On Site Constraints	Mature woodland groupings and trees.
Ground Conditions/ Natural Features	No adverse ground conditions apparent.
Trees	Trees and woodland groups within site and on boundary of site.
Protected Species (biodiversity)	Would need assessed.
Green Network (CSGN)	Public path runs alongside east boundary of site.
Access/Parking/Roads	Creating an adoptable standard access to the site would be difficult to achieve.
Watercourse within vicinity (potential flood risk)	Hermand Water is to the east of the site.
Other	School catchments West Calder, St Kentigern's, Parkhead and St Mary's, Polbeth.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is a valued area of open space and is allocated as such in the WLLP. It has a landscape value particularly for the neighbouring residents. It would be difficult to access. It is contrary to policy.

<b>Proposed use - Residential (circa 20 units)</b> <b>WLLP reference (if known/applicable) – n/a</b> <b>WLLDP reference- LATE-0009</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is a Greenfield arable land out with the settlement of West Calder in the adopted West Lothian Local Plan 2009, south of a relatively modern housing development at Hartwood Road.
Slope and Shape	The site slopes gently up from north east to south west.
Altitude and Exposure	The site is not significantly elevated or exposed. There is shelter belt woodland and bush planting around all four sides of the site that is well contained.
Un-neighbourly/non conforming uses	None of any significance, former travelling persons' site to the south of the site.
Relationship to Townscape	Although the site would lead to an incursion into the countryside, this could read as a natural extension to the settlement of West Calder in this location.
Landscape Fit – Intervisibility	The site would be read together with the existing housing development at Hartwood Road, as a natural extension to that housing development.

Landscape Fit – Skyline	The site would not appear on the skyline.
Defined Boundary	The site has well defined boundaries on all sides. To the north is a woodland shelter belt, that backs onto Hartwood Road. To the south is a small belt of trees that defines the boundary with the former travelling peoples' sites. To the east is a belt of mature deciduous woodland and to the west there is a mature hawthorn hedge that delineates the edge of the site with the 'C' class road.
On Site Constraints	The council's contaminated land officer has identified no on site issues or constraints on this site. There appear to be no other constraints, i.e. no known archaeological trigger. The site would require to be assessed by the Coal Authority, as much of west West Lothian has been undermined in the past.
Ground Conditions/ Natural Features	The council's contaminated land officer has identified no on site issues or constraints on this site. There appear to be no other constraints, i.e. no known archaeological trigger. The site would require to be assessed by the Coal Authority, as much of west West Lothian has been undermined in the past.
Trees	The site has well defined boundaries on all sides. To the north is a woodland shelter belt, that backs onto Hartwood Road. To the south is a small belt of trees that defines the boundary with the former travelling peoples' sites. To the east is a belt of mature deciduous woodland and to the west there is a mature hawthorn hedge that delineates the edge of the site with the 'C' class road.
Protected Species (biodiversity)	Tall Herb and Fern are indicated in Phase 1 Habitat Survey on GGP on a small part of the western side of the site. TWIC would also require to be consulted for their views as well as SNH.
Green Network (CSGN)	If this site is to be allocated it would only be a minor loss to any potential CSGN designation..
Access/Parking/Roads	The council's Transportation Service require to confirm if the site could be accessed appropriately to the 'C' class road and whether the road would need upgraded and footpaths also introduced and the 30mph limit extended as at the moment this end at the houses Hartwood Road.
Watercourse within vicinity (potential flood risk)	There is no watercourse within the vicinity of the site and the site does not appear to be at flood risk from the SEPA Flood Risk Maps, however, the views of the councils Flood Prevention Officer should still be sought.
Other	In Education terms, the site is within the catchment of West Calder High, St Kentigern's Academy, Parkhead Primary and St Mary's Polbeth and education will be required to provide their comments on this site in terms of developer contributions and school capacities.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Assuming that issues in terms of transportation and education can be overcome and that there are no other flooding or ground conditions or biodiversity constraints, then this site could be developed for housing to an appropriate density in this edge of settlement location.

## WESTFIELD

<b>Proposed use - Residential use (self build plots) Site area circa 10 Ha (circa 200 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0005</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site lies in the countryside and comprise an area of undeveloped 'greenfield' arable farmland.
Slope and Shape	The site is broadly rectangular in shape and generally slopes from north to south.
Altitude and Exposure	The site is not elevated and it is not particularly exposed.
Un-neighbourly/non conforming uses	Neighbouring uses are either residential or agricultural. There is however a danger that development could serve to significantly and detrimentally change the character of the immediate area for neighbouring occupants, specifically by physically hemming them in.
Relationship to Townscape	The site is located in the countryside and has no physical relationship with Westfield in terms of 'townscape'. It does however contribute significantly to the overall rural setting of Westfield.
Landscape Fit – Intervisibility	The site would be visible from the Bathgate Hills to the east but is relatively well defined and screened by trees at ground level.
Landscape Fit – Skyline	The site does not command a skyline location.
Defined Boundary	Mature trees and a hedgerow with a post and wire fence define most of the site boundaries. The avenue of trees along the western boundary with the main road (running north-south and then east-west (are a particular feature).
On Site Constraints	Satisfactory access could be difficult to achieve due to the geometry of the existing adopted main road and without significant tree loss.
Ground Conditions/ Natural Features	No obvious issues.
Trees	There are a substantial number of mature trees (on the periphery of the site) and their continued well-being could be endangered by development.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	It is difficult to see how this site could be satisfactorily and independently accessed without detriment to the mature roadside trees, or, without relying on a connection through the adjacent (approved) development site which adjoins it to the north.
Watercourse within vicinity (potential flood risk)	There appears to be no watercourses within the site itself but the eastern portion lies close to the Logie Water and presents a potential flood risk which will be evaluated by SEPA and Graeme Hedger in their consultation response.

Other	---
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The development of this site would constitute an intrusive physical expansion of Westfield further southwards, well beyond the limit of development which is already provided for in the adopted WLLP. Indeed, the planning permission for the development of local plan sites Hwf1 and Hwf2, specifically includes a requirement for a 20m tree belt along the southern boundary of these sites in order to reinforce the physical extent of the village.</p> <p>It is concluded that there is more than ample land allocated for residential development in this particular location and that there is no justification to allocate even more (greenfield land), and probably not before these other sites have been built out and the community consolidated. It is also worth having regard to the reporters' findings (into the WLLP) which were critical of the decision to allocate the land at neighbouring South Logiebrae as it was greenfield in nature and added to the overall scale and impact of development within the village. There are clear parallels here and the proposed allocation should not be supported.</p>

## WHITBURN

<p><b>Proposed use - Mixed use (housing, business, retail, leisure, motorway junction, community facilities)</b> Seeking allocation of an additional 3000 units in addition to the 2000 currently allocated (611 ha)  <b>WLLP reference (if known/applicable) – HWb4 and EWb4</b>  <b>WLLDP reference: EOI-0001</b></p>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield / rehabilitated land /greenfield
Slope and Shape	The site is irregular in shape and is characterised by undulating and reformed land to the north leading to relatively flat land to the south.
Altitude and Exposure	The southern part of the site sits at a higher level and is relatively exposed with parts of it sitting on a ridge line.
Un-neighbourly/non conforming uses	Polkemmet Country Park to the north west, Polkemmet Moor and Fauldhouse Moor to the west and south west, open countryside to the north east, the town of Whitburn to the east/north east and woodland/open countryside to the north.
Relationship to Townscape	The allocated part of the site is included within the settlement boundary as defined in the adopted West Lothian Local Plan 2009. The additional area to the west is outwith the settlement boundary and is a continuation from the currently allocated area.
Landscape Fit – Intervisibility	The unallocated part of the site sits remotely from the existing settlement and it is recommended that the landscape fit of the site with existing and proposed development is considered as part of the masterplan for the area.
Landscape Fit – Skyline	The north/north west part of the site is situated at a higher level on an existing ridge line and would be relatively exposed and visible on the skyline.

Defined Boundary	Due to the large size of the site there are various boundary treatments around the site. Parts of the site are defined by the existing road network and existing built development.
On Site Constraints	Due to the former uses on the site there will be issues with ground conditions and former mine workings. Parts of the site have been rehabilitated.
Ground Conditions/ Natural Features	The Phase 1 Habitat Survey identifies various habitats as being present across the site. These are grassland, mire and bog, heathland, tall herb and fern and woodland scrub. There is also a notable habitat identified in the south west corner of the site comprising a blanket bog. There are also areas of standing water identified across the site as notable habitats. Due to the former site uses there is likely to be contamination present on the site. There will also be former underground mine workings present on the site.
Trees	There are pockets of trees comprising semi-natural woodland located at various points on the site. Polkemmet Moor and Fauldhouse Moor (both of which are plantations) wrap around the south west of the site.
Protected Species (biodiversity)	It is recommended that an ecological survey is undertaken to identify the presence of any protected species. The SNH species log records the presence of water voles on various parts of the site.
Green Network (CSGN)	TBC
Access/Parking/Roads	The allocated sites are part of the masterplan for the Heartlands area which comprise a new motorway junction on the M8 and identify a new road network. Access to the unallocated part of the site and the road network should be considered as part of an overall masterplanning process for the future development area.
Watercourse within vicinity (potential flood risk)	There are various points of standing water across the site. Due to the scale of the site a flood risk assessment will be required.
Other	There have been various planning applications for the site comprising residential, employment, transportation and retail proposals. There is an existing right of way running across the northern part of the site within the area currently designated for employment use. A small area in the north west corner of the site is within the 400m consultation zone for the British gas no.12 Feeder Pipeline. There are two archaeological consultation trigger points identified within the site (WOSAS). There are existing overhead power lines crossing the north employment site. The western part of the site has been identified in the adopted West Lothian Local Plan as a search area for opencasting.  PAC NOTICE – 5515/PAC/12 – For Section 42 application to increase number of residential units under application ref 0493/P/02 was submitted in 2011.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The development of the site would have the effect of extending Whitburn to the west. There is already consent in place for 2000 units and this EOI is seeking the allocation of land for a further 3000 units.

<b>Proposed use - Residential Use 2.45ha</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference: EOI-0019</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield – comprising foundations/hardstanding of former industrial unit, offices and bungalow. In addition there is one remaining bungalow on the site which is vacant and boarded up. Area of woodland in south of site, through which the Cultrig Burn runs.
Slope and Shape	Rectangular shaped relatively flat site.
Altitude and Exposure	The site sits within the urban area and is not particularly exposed.
Un-neighbourly/non conforming uses	The site is situated in an area of mixed uses with Norwood Industrial Estate to the north east of the site, Polkemmet Primary School to the north, residential to the east and west and small industrial units and open countryside to the south.
Relationship to Townscape	The site is within the settlement boundary and sits adjacent to existing residential development.
Landscape Fit – Intervisibility	Development on the site would be visible from Dixon Terrace and from the recent housing development to the west at Dixon Road.
Landscape Fit – Skyline	The site would have a minimal impact on the skyline.
Defined Boundary	The boundaries are defined by existing wire fencing which would have been in place from the previous industrial use on the site.
On Site Constraints	There is an overhead line running north to south through the eastern part of the site.
Ground Conditions/ Natural Features	Due to previous industrial use on the site, there may be contamination present. A site investigation will be required.
Trees	Cultrig Wood covers the southern and eastern parts of the site. The phase 1 habitat survey characterises the eastern part of the site as woodland and scrub and the south part of the site as tall herb and fern. There is no TPO covering the site however it is recommended that a tree survey will be required prior to any redevelopment of the site. The trees provide a good buffer around the perimeter of the site.
Protected Species (biodiversity)	Due to the presence of the Cultrig Burn within the site an ecological survey may be required. An ecological survey was undertaken as part of the planning application for the adjacent site and checked for the presence of water voles and otters.
Green Network (CSGN)	TBC
Access/Parking/Roads	The existing access to the site is taken from Dixon Road, which provides access out onto Dixon Terrace. This is a shared access road with the recently built housing to the west. Transportation should be consulted to ascertain that the Dixon Road/Dixon Terrace junction has capacity to cope with additional residential development.
Watercourse within vicinity (potential flood risk)	The Cultrig Burn cuts across the south west corner of the site and then runs to the south of the site boundary. A flood risk assessment will be required due to the proximity of this watercourse.

Other	The Heartlands development site is located immediately to the south of the site. There are other housing sites in Dixon Terrace (HWb13 and part of HWb14) which remain undeveloped.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The nature of the land uses in the Dixon terrace area have been changing over the past few years with a number of brownfield sites being redeveloped for housing. This site is within the settlement boundary and would present a logical next phase of residential development along Dixon Terrace.

<b>Proposed use - Residential Use 4.122 ha (152 units)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference: EOI-0083</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield with woodland strip
Slope and Shape	Rectangular shaped site which is relatively flat.
Altitude and Exposure	The site is located on the south side of Whitburn and is an open site to the south.
Un-neighbourly/non conforming uses	The site lies to the south of Blaeberryhill Road and an existing residential area. There are open fields to the south and a woodland strip to the east.
Relationship to Townscape	The site is located on the southern edge of Whitburn and would have the effect of expanding the town to the south. The existing Blaeberryhill Road currently forms the southern settlement boundary.
Landscape Fit – Intervisibility	The site would be visible on the approach to Whitburn on the A706 from Longridge. The site is well screened from the existing housing in Blaeberryhill by a woodland strip.
Landscape Fit – Skyline	Development of the site would not impact on the skyline.
Defined Boundary	The boundaries are defined by existing post and wire fencing.
On Site Constraints	No obvious on site constraints.
Ground Conditions/ Natural Features	The Phase 1 Habitat Survey identifies the site as predominantly grassland and marsh. There is a woodland area (Blaeberryhill Strip) along the north, west and east of the site.
Trees	The Blaeberryhill Strip is located along the north and west of the site and also runs down the east boundary. The eastern part of this woodland is outwith the site boundary.
Protected Species (biodiversity)	Unknown – to be checked with SNH
Green Network (CSGN)	TBC

Access/Parking/Roads	Access could be taken from Blaeberryhill Road. The road already serves the existing residential areas to the south and also provides a route from East Whitburn to the A706 road to Longridge. Due to this further consultation would be required with Transportation to establish whether there are any capacity issues on the road and whether a junction could be formed.
Watercourse within vicinity (potential flood risk)	There are no existing watercourses on the site. The Bickerton Burn is located approximately 300 metres to the south of the site.
Other	-
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The development of this site would have the effect of extending Whitburn to the south outwith the current settlement boundary. There is currently no development on the south side of Blaeberryhill Road which currently provides a physical boundary to the town. The presence of the Blaeberryhill Strip on the south side of the road further reinforces this boundary.

<b>Proposed use - Residential 0.35ha WLLP reference (if known/applicable) – N/A WLLDP reference: EOI-0108</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield site currently occupied by small industrial units/offices and yard space.
Slope and Shape	Flat, rectangular shaped site.
Altitude and Exposure	The site sits within the urban area and is not particularly exposed.
Un-neighbourly/non conforming uses	Electricity sub-station and recycling centre located to the north of the site on the opposite side of Dixon Terrace Industrial units and builders merchant/yard to the east Former Polkemmet Colliery site to the west and south
Relationship to Townscape	The site is located on the edge of the urban area within the settlement boundary.
Landscape Fit – Intervisibility	The electricity substation site to the north of Dixon Terrace is an open site with little screening along the Dixon Terrace boundary. This would have an effect on the views from any proposed residential development and it is recommended that additional screening would be required. The recycling centre is well screened along Dixon Terrace. The site has open views to the south over the proposed Heartlands development site and consideration will be required of how this site fits with development proposals for Heartlands.
Landscape Fit – Skyline	The site would have a minimal impact on the skyline.
Defined Boundary	The boundaries are defined by metal fencing and part of the site along Dixon Terrace is defined by the road line.

On Site Constraints	Due to previous industrial uses on the site and the proximity of the former Polkemmet Colliery site there may be contamination present. A site investigation will be required.
Ground Conditions/ Natural Features	Phase 1 Habitat Survey identifies cultivated/disturbed land on the western half of the site. Potential contamination issues.
Trees	There are no trees present on the site.
Protected Species (biodiversity)	Due to the industrial nature of the area it is unlikely that there are any protected species present on the site however should be checked with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access to the site could be taken from Dixon Terrace subject to comments from Transportation. There is a proposal for a new road to the immediate west of the site which will serve the Heartlands development. This may have an impact on the existing road network and accessibility in the future and should be taken into account in any development proposals.
Watercourse within vicinity (potential flood risk)	There are no existing watercourses present within the vicinity.
Other	The Heartlands development site is located immediately to the south of the site. There are other housing sites in Dixon Terrace (HWb13 and part of HWb14) which remain undeveloped.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently located within an existing employment area boundary as identified in the adopted West Lothian Local Plan 2009. The nature of the land uses in the Dixon terrace area have been changing over the past few years with a number of brownfield sites being redeveloped for housing however most of the new development has taken place at the east end of Dixon terrace. The surrounding land uses are still predominantly industrial in nature however the site borders onto the heartlands development site and there may be scope to consider redevelopment of the site in the context of this larger project.

<b>Proposed use - Residential plus open space and primary school 82.91ha (1000 units)</b> <b>WLLP reference (if known/applicable) –</b> <b>WLLDP reference: EOI-0123</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield, in use as grazing land.
Slope and Shape	Large irregular shaped site which is relatively flat with a slight rise to the south and east.
Altitude and Exposure	The site is located on the south side of Whitburn and is generally open with some existing tree belts and hedges. The site has open views particularly towards the south and east.

Un-neighbourly/non conforming uses	The site lies to the south of Blaeberryhill Road and an existing residential area. To the south and east lies agricultural land with the south east corner of the site bordering onto Bickerton Crofts at East Whitburn. The western boundary is formed by the A706 road to Longridge.
Relationship to Townscape	The site is located on the southern edge of Whitburn and would have the effect of expanding the town to the south.
Landscape Fit – Intervisibility	The site would be visible from the surrounding road network and existing housing in Blaeberryhill. Development on the site would also have an impact on the landscape setting of the houses at Bickerton Crofts as the boundary of the site adjoins some of the properties.
Landscape Fit – Skyline	The site would be visible on the approach to Whitburn from the south from Longridge.
Defined Boundary	The boundaries are defined by existing post and wire fencing,
On Site Constraints	There is a right of way running through the centre of the site in a north to south direction.
Ground Conditions/ Natural Features	The Phase 1 Habitat Survey identifies areas of grassland and marsh on the site, particularly in the northern part of the site. There is also an area of woodland identified at the north west of the site. There is a Notable Habitat of neutral grassland and unimproved land in the north east corner of the site.
Trees	There are areas of woodland identified on the site most notably the Blaeberryhill Strip which runs along the north west boundary and through the centre of the site along the route of the Right of Way and East Whitburn Mains Woodland located at the north east boundary. There are also other smaller pockets of trees and individual trees throughout the site.
Protected Species (biodiversity)	Unknown but it is recommended that an ecological survey is undertaken to identify the presence of any protected species in conjunction with consultation with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Access could be taken from Blaeberryhill Road. The road already serves the existing residential areas to the south and also provides a route from East Whitburn to the A706 road to Longridge. Due to this further consultation would be required with Transportation to establish whether there are any capacity issues on the road and where appropriate junctions could be formed.
Watercourse within vicinity (potential flood risk)	The Bickerton Burn runs along the southern boundary of the site. It is recommended that a flood risk assessment be undertaken.
Other	There is an archaeological consultation trigger area located in the centre of the site so the West of Scotland Archaeology Service should be contacted for advice.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The development of the site would have the effect of extending Whitburn to the south outwith the current settlement boundary. New development of this scale would have an impact on the existing infrastructure and would have to be considered as part of any masterplan for the area. The proposed site extends beyond the eastern boundary of Whitburn towards East Whitburn and borders onto existing housing at Bickerton Crofts. There is concern that development on the full site would result in the coalescence of Whitburn and East Whitburn.

<b>Proposed use - Residential Use 7.47 ha</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference: EOI-0148</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Greenfield with woodland strip
Slope and Shape	Rectangular shaped site which is relatively flat.
Altitude and Exposure	The site is located on the south side of Whitburn and is an open site to the south.
Un-neighbourly/non conforming uses	The site lies to the south of Blaeberryhill Road and an existing residential area with the junction of Blaeberryhill Road and the A706 road to Longridge located at the western end of the site. There are open fields to the south and a woodland strip to the east.
Relationship to Townscape	The site is located on the southern edge of Whitburn and would have the effect of expanding the town to the south. The existing Blaeberryhill Road currently forms the southern settlement boundary.
Landscape Fit – Intervisibility	The site would be visible on the approach to Whitburn on the A706 from Longridge. The site is well screened from the existing housing in Blaeberryhill by a woodland strip.
Landscape Fit – Skyline	Development of the site would not impact on the skyline.
Defined Boundary	The boundaries are defined by existing post and wire fencing.
On Site Constraints	No obvious on site constraints.
Ground Conditions/ Natural Features	The Phase 1 Habitat Survey identifies the site as predominantly grassland and marsh. There is a woodland area (Blaeberryhill Strip) along the north, west and east of the site.
Trees	The Blaeberryhill Strip is located along the north and west of the site and also runs down the east boundary. The eastern part of this woodland is outwith the site boundary.
Protected Species (biodiversity)	Unknown – to be checked with SNH
Green Network (CSGN)	TBC
Access/Parking/Roads	Access could be taken from Blaeberryhill Road. The road already serves the existing residential areas to the south and also provides a route from East Whitburn to the A706 road to Longridge. Due to this further consultation would be required with Transportation to establish whether there are any capacity issues on the road and whether a junction could be formed.
Watercourse within vicinity (potential flood risk)	There are no existing watercourses on the site. The Bickerton Burn is located approximately 300 metres to the south of the site.

Other	-
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The development of this site would have the effect of extending Whitburn to the south outwith the current settlement boundary. There is currently no development on the south side of Blaeberryhill Road which currently provides a physical boundary to the town. The presence of the Blaeberryhill Strip on the south side of the road further reinforces this boundary.

<b>Proposed use - Residential 1.57ha</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference: EOI-0151</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
<b>Present Use Brownfield/greenfield/ruin/ mixed</b>	Greenfield site located within the urban area.
<b>Slope and Shape</b>	Flat, rectangular shaped site
<b>Altitude and Exposure</b>	The site sits within the existing urban area and is not exposed.
<b>Un-neighbourly/non conforming uses</b>	There are industrial units situated immediately to the south of the site however these look to be predominantly in use for class 4 uses and are unlikely to cause any significant nuisance. There is already an existing housing development bordering onto these units to the south east. Other uses around the site are a playground and open space to the west, housing to the north and south east and St. Joseph's RC primary School to the east.
<b>Relationship to Townscape</b>	The site is located within the settlement boundary and is bordered to the north and south east by existing housing.
<b>Landscape Fit – Intervisibility</b>	Any development on the site would be most visible from the existing houses in Hunter Grove which front onto the site and from the existing playground and area of open space to the west.
<b>Landscape Fit – Skyline</b>	The site would have a minimal impact on the skyline.
<b>Defined Boundary</b>	The south east boundary with Dixon Court is defined by a timber palisade fence. The remainder of the southern boundary is defined by metal fencing along the boundary with the industrial estate. The western boundary with the playground is open as is the boundary to Hunter Grove and along the Whitburn Town Walk path to the north of the site.
<b>On Site Constraints</b>	Large number of trees on site
<b>Ground Conditions/ Natural Features</b>	The Phase 1 Habitat Survey identifies areas of tall herb and fern and also woodland (broad leaved plantation) and scrub being present on the site.

<b>Trees</b>	There are a large number of trees on the site of varying types, age and size. There are a number of mature trees along the Whitburn Town Walk path and the remainder of the site is covered by a mix of scrub trees and non deciduous trees. It is recommended that a tree survey is undertaken at an early stage to establish the extent of any developable area present on the site.
<b>Protected Species (biodiversity)</b>	Due to the presence of a large number of trees on the site and the watercourse immediately to the west of the site it would be recommended that an ecological survey is undertaken.
<b>Green Network (CSGN)</b>	TBC
<b>Access/Parking/Roads</b>	The existing access road serving Dixon Court provides an access spur to the site boundary. This may provide an access point into the site however access rights and the capacity of the existing road and junction onto Dixon Terrace would have to be assessed. There may also be potential to take an access from Hunter grove however this may be more difficult to achieve due to the existing road network through the residential area and potential capacity issues with this existing road network.
<b>Watercourse within vicinity (potential flood risk)</b>	There is a watercourse running down the western boundary of the site, which appears to run into a culvert at the edge of the site.
<b>Other</b>	Whitburn Town Walk (Part of Core Path Network) runs along the northern boundary of the site. The site is identified in the Open Space Strategy as Hunter Grove Park under the main category of public parks and gardens.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is located within the existing settlement boundary and if the access through Dixon Court is available the site would present a logical extension to recent housebuilding activity in the area. There is however a concern about the potential loss of trees and useable greenspace within the urban area. There are other allocated housing sites within the vicinity which remain undeveloped and it is recommended that an assessment is undertaken of all the development proposals in the Dixon Terrace area prior to allocating new sites.

Proposed use - Mixed uses including retail, leisure and associated business uses. 2.4ha <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference - PJ-0004</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	Brownfield, factory building on site with yard area to the rear.
Slope and Shape	The site is generally rectangular in shape and is occupied by a large factory building. The site sits within the Murraysgate Industrial Estate.
Altitude and Exposure	Site sits below street level and as such is relatively well screened.
Un-neighbourly/non conforming uses	Residential development lies to the south, mixed uses to the east, including employment land uses and vehicle storage.

Relationship to Townscape	The site is included within the settlement boundary as defined in the adopted West Lothian Local Plan 2009. There are residential properties to the south and west and mixed uses to the east. A grass strip and the B7068 form the northern boundary. The site presents an opportunity for redevelopment given surrounding uses and location.
Landscape Fit – Intervisibility	The site is contained within the settlement and relatively well screened.
Landscape Fit – Skyline	Site sits lower than road level and therefore has minimal impact on the skyline.
Defined Boundary	Yes on all sides.
On Site Constraints	Existing factory building.
Ground Conditions/ Natural Features	The Phase 1 Habitat Survey identifies areas of miscellaneous habitats within the east and south boundaries of the site. These comprise cultivated/disturbed alnd and amenity grassland.
Trees	No Tree Preservation Order on site. Tree lined frontage along southern boundary with West Main Street and partially along eastern boundary.
Protected Species (biodiversity)	None apparent.
Green Network (CSGN)	N/A
Access/Parking/Roads	There are no rights of way through the site. A right of way exists to the north, running in a north/south direction. Vehicular access via unclassified road leading onto West Main Street.
Watercourse within vicinity (potential flood risk)	No SEPA flood risk issues identified. No water courses in the site or in the vicinity.
Other	<p>There are no archaeological consultation trigger points identified within the site (WOSAS).  The site is not within a HSE consultation zone and there are no pipelines through the site.  The site is within a former mining area and coal referral area.  The OSS identifies amenity open space on the north, south and east boundaries of the site.  There are no scheduled monuments within the site nor does the site lie within a conservation area.</p> <p>Planning history:  0318/FUL/09 Change of use from general industrial (class 5) to foodstore (class 1) – refused 10 July 2009  0869/91  0918/90</p> <p>School catchments – Whitburn and St Kentigern's Academies, St Joseph's and Polkemmet primary schools</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site would lend itself to re-development. There are no obvious signs of constraint to development.

## WILKIESTON

<b>Proposed use - Residential use 50 units (site area 4.3Ha)</b> <b>WLLP reference (if known/applicable) – HWk1 – 50 units</b> <b>WLLDP reference: EOI-0076</b>	
<b>CONDITION &amp; SETTING</b>	General comments
Present Use Brownfield/greenfield/ruin/mixed	The site is located within the settlement envelope of Wilkieston and is allocated for housing in the WLLP ( <i>HWK1</i> ). The site forms part of the Scottish War Blinded site in the southern part of Wilkieston. The site is currently vacant brownfield land following demolition of the former centre for Scottish War Blinded and workshops.
Slope and Shape	The site is relatively flat and rectangular.
Altitude and Exposure	The site is not at a high level or exposed
Un-neighbourly/non conforming uses	Neighbouring uses include residential to the north at Linburn Park, Greenfield to the south and west and the new centre for Scottish War Blinded to the east.
Relationship to Townscape	The site is allocated for housing and will form an extension to Wilkieston settlement boundary in the south.
Landscape Fit – Intervisibility	The site is visible from Linburn Park.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The site is bounded by Linburn Park to the north, open to Greenfield land in the south, agricultural land to the west and the new centre for Scottish War Blinded to the east.
On Site Constraints	Trees and walled garden.
Ground Conditions/ Natural Features	Phase 1 Habitat notes:  Cultivated disturbed land Amenity grassland Woodland and scrub Scattered trees
Trees	There are a large number of mature trees within the site. There are ongoing discussions regarding management and retention of the trees with the council's arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH and TWIC.
Green Network (CSGN)	No significant issues.
Access/Parking/Roads	Access to the site should be taken from the existing western access point at Linburn Park.

Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	PAC NOTICE 5510/PAC/2011 - submitted to the council for residential development in 2011, but no subsequent application.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently allocated within the WLLP for housing. It is recommended that this allocation is continued.

<b>Proposed use - Residential (site area 3Ha) circa 50 units WLLP reference (if known/applicable) WLLDP reference: EOI-0077</b>	
<b>CONDITION &amp; SETTING</b>	General comments
Present Use Brownfield/greenfield/ruin/mixed	The site is located outwith the settlement envelope of Wilkieston but adjoining the settlement boundary. The area forms part of the Scottish War Blinded site and is white land where no change to the current land use is envisaged. The site is open greenfield land.
Slope and Shape	The site slopes gently down from north to the Gogar Burn in the south. The site is relatively rectangular.
Altitude and Exposure	The site is not at a high level or exposed
Un-neighbourly/non conforming uses	Neighbouring uses include housing allocation HWK1 to the north, Gogar Burn to the south and agricultural land to the west and east.
Relationship to Townscape	Development of this site would form an extension to Wilkieston beyond the settlement boundary to the south.
Landscape Fit – Intervisibility	The site is visible from Linburn Park.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The site is bounded by allocation HWK1 to the north, woodland to the south, agricultural land to the west and east.
On Site Constraints	Trees.
Ground Conditions/ Natural Features	Phase 1 Habitat notes: Tall herb and fern Woodland and scrub Scattered trees
Trees	There is dense mature woodland on the southern boundary and a number of mature trees within the site. There are ongoing discussions regarding management and retention of the trees with the council's arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH and TWIC.

Green Network (CSGN)	Tbc.
Access/Parking/Roads	Suggested access to the site is via the A71. Given the existing housing allocation, access onto the A71 for further proposals may not be acceptable. Further consultation with transportation colleagues required.
Watercourse within vicinity (potential flood risk)	The Gogar Burn is located south of the site – potential flood risk.
Other	Potential education constraint. Archaeological Trigger
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	There are a number of restrictions on the site in terms of countryside/woodland setting, road network and local services. The village of Wilkieston is unable to take development of this scale. It would affect its character as an established rural village. The proposed allocation should, therefore, not be supported.

<b>Proposed use - Mixed Use (site area 4 Ha) WLLP reference (if known/applicable) – n/a WLLDP reference: EOI-0078</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	This site lies in the countryside, east of Wilkieston. The WLLP shows it as lying outwith the Wilkieston settlement boundary. It is currently used as agricultural land and is shown in the WLLP as being an area of special agricultural importance (policy ENV9).
Slope and Shape	The site is relatively triangular and flat.
Altitude and Exposure	The site is not exposed or at a high level.
Un-neighbourly/non conforming uses	The surrounding uses include agriculture, woodland and scrubland.
Relationship to Townscape	The site is located in the countryside and has no immediate physical relationship with Wilkieston, other than contributing to the overall rural setting.
Landscape Fit – Intervisibility	The site is visible on the approach to Wilkieston driving east to west on the A71.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The site is bounded by dense mature woodland to the north and south, is open to the west and is partially open to the east with a few mature trees.

On Site Constraints	
Ground Conditions/ Natural Features	Macaulay Map – Class 2 land capable of producing a wide range of crops. No notable natural features.
Trees	There is dense mature woodland around the boundary of the site. Management and retention will require to be discussed with the council's arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH and TWIC.
Green Network (CSGN)	Tbc
Access/Parking/Roads	Suggested access to the site is from the A71 just at the beginning of the settlement envelope travelling east to west. Given the existing housing allocation, access onto the A71 for further proposals may not be acceptable. Further consultation with transportation colleagues required.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	Potential education constraint.  Archaeological Trigger
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	There are a number of restrictions on the site in terms of agricultural class, countryside/woodland setting, road network and local services. Wilkieston is unable to take development of this scale as it would affect the character and setting as an established rural village. The proposed allocation should, therefore, not be supported.

<b>Proposed use - Mixed use (residential, community use, employment opportunities (site area 11 Ha) circa 50 units WLLP reference (if known/applicable) – n/a WLLDP reference EOI-0079</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	This site lies in the countryside, west of Wilkieston. The WLLP shows it as lying outwith the Wilkieston settlement boundary. It is currently used as agricultural land and is shown in the WLLP as being an area of special agricultural importance (policy ENV9).
Slope and Shape	The site is rectangular and slopes gently north to south down to Gogar Burn and Spittalton Wood.
Altitude and Exposure	The site is exposed at the north and south boundaries. The site is not at a high level.
Un-neighbourly/non conforming uses	The surrounding uses include agriculture to the north and west, woodland to the south and residential/playing fields/scrubland to the east.

Relationship to Townscape	The site is located in the countryside and has no immediate physical relationship with Wilkieston, other than contributing to the overall rural setting.
Landscape Fit – Intervisibility	The site is visible on the approach to Wilkieston driving west to east on the A71.
Landscape Fit – Skyline	The site is not on the skyline.
Defined Boundary	The site is bounded by mature woodland west, Gogar Burn and Spittalton wood to the south, stone wall/A71 to the north and to the east lies the centre for Scottish War Blinded with residential properties and garages.
On Site Constraints	Ancient woodland to the south.
Ground Conditions/ Natural Features	Macaulay Map – Class 2 land capable of producing a wide range of crops. No notable natural features.
Trees	There is dense mature woodland around the boundary of the site. Management and retention will require to be discussed with the council's arboricultural officer.
Protected Species (biodiversity)	Unknown / will require to be checked with SNH and TWIC.
Green Network (CSGN)	Tbc
Access/Parking/Roads	There are two suggested access points along the road leading to Humbie Holdings initial turn off would be from the A71. Given the existing housing allocation, access onto the A71 for further proposals may not be acceptable. Further consultation with transportation colleagues required.
Watercourse within vicinity (potential flood risk)	The Gogar Burn is located south of the site – potential flood risk.
Other	Potential education constraint
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	There are a number of restrictions on the site in terms of agricultural class, countryside/woodland setting, road network and local services. Wilkieston is unable to take development of this scale as it would affect the character and setting as an established rural village. The proposed allocation should, therefore, not be supported.

<b>Proposed use – Residential/Wilkieston bypass</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0170</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/ mixed	Greenfield
Slope and Shape	Undulating site, sloping down towards the A71. Largely rectangular in shape.
Altitude and Exposure	Elevated site, exposed from A71 and B7030 (Bonnington Road).
Un-neighbourly/non conforming uses	Haulage business on western boundary.
Relationship to Townscape	Separate from built up area of Wilkieston. Open countryside to north and south although some buildings on south east corner of the site.
Landscape Fit – Intervisibility	Site visible from A71. Construction of half by pass for Wilkieston could provide an element of containment.
Landscape Fit – Skyline	Site visible from A71 and B7030.
Defined Boundary	Boundaries on the south west and east are clearly defined by the A71 and the B7030 (Bonnington Road) and the haulage business to the west. The north boundary is defined by a drainage ditch, scrub vegetation and difference in site levels.
On Site Constraints	Telephone poles/wires along eastern boundary and into site. No other constraints are apparent.
Ground Conditions/ Natural Features	No significant natural features. No evidence of adverse ground conditions.
Trees	Smattering of trees on part of the southern boundary, behind existing properties, north east corner and along B7030 (Bonnington Road).
Protected Species (biodiversity)	None apparent
Green Network (CSGN)	N/A
Access/Parking/Roads	No visible access point but access could be achieved off the A71 or B7030 (Bonnington Road) subject to the views of Transportation Services. Development of the site is reliant on construction of the Wilkieston bypass to provide access onto the A71 and the B7030.

Watercourse within vicinity (potential flood risk)	Possibly along drainage ditch.
Other	School catchments – West Calder HS, St Margaret's, St Paul's PS, East Calder PS
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	Development opportunity is linked to the provision of a half bypass for Wilkieston, the proposed development site being formed by this and the rear boundaries of properties fronting onto the A71 (Lindean Terrace). Regardless of road development the site is exposed and housing development could be intrusive when viewed from the existing road corridors.

## WINCHBURGH

<b>Proposed use - Residential use (site area 0.45Ha)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0149</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located on the western side of Winchburgh and is shown in the adopted WLLP as being within the settlement envelope. It is also shown as being part of a larger allocated residential site (HW5). It is currently used as public open space and laid in grass. A small playground occupies the south western corner.
Slope and Shape	The site is quadrant shaped and comprises undulating land but generally slopes from north-east to south-west.
Altitude and Exposure	The site is not particularly elevated, but there is a distinct height differential between the northern and southern part of the site.
Un-neighbourly/non conforming uses	Neighbouring uses are residential and educational.
Relationship to Townscape	Within this established residential area, the area of open space provides a pleasant element in the general townscape.
Landscape Fit – Intervisibility	Built development could be satisfactorily designed and accommodated on the site without any significant detriment to the amenity of the area.
Landscape Fit – Skyline	The site does not command a skyline location.
Defined Boundary	The part of the site fronting Dunn Road has an open, undefined frontage. The eastern boundary with the playing field is defined in part by a chain-link and also a timber fence. The boundary with the school is more substantial, being a metal security fence.
On Site Constraints	---

Ground Conditions/ Natural Features	A Phase 1 Habitat Survey notes : Cultivated/disturbed land. Amenity grassland.  The loss of the site as open space will inevitably be a material consideration as it clearly makes some contribution overall provision in the wider area. It does however need to be appreciated that the site is allocated for housing in the adopted WLLP.
Trees	There are several trees within the site which would more than likely be lost if development were to take place. They are however ornamental in nature and could presumably be replaced.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	There would not appear to be any impediment in principle to taking access to the site from Dunn Road, albeit that there are level differences, but this can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	The allocated site in the adopted WLLP is larger than the proposed site.
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is considered to be suitable for a small scale infill residential development. The loss of open space would however have to be handled sensitively and it would be beneficial if it could be replaced elsewhere or incorporated within the new development.

<b>Proposed use - Mixed use - housing dominant (site area 22.7Ha) circa 409 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference: EOI-0193</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	This 'greenfield' site is in the countryside, approximately 2km south-west of Winchburgh, and the adopted WLLP shows it as being outwith any settlement boundary. It is predominantly (Class 3.1) agricultural land and under crop. There are however significant blocks of woodland within the main body of the site which gives it its somewhat unique shape.  The site is also shown in the adopted WLLP as being part of the countryside belt.
Slope and Shape	The site is an inverted 'E' shape and slopes moderately from south to north.
Altitude and Exposure	The altitude of the site is moderately higher than some of the surrounding farm land and it is quite exposed to the south and east.
Un-neighbourly/non conforming uses	Neighbouring uses are predominantly agricultural and rural residential.

Relationship to Townscape	The site contributes to the rural setting of hamlets such as Ecclesmachan, Faucheldean and Threemiletown but has no significant physical relation to any townscape elements.
Landscape Fit – Intervisibility	The site is an integral element of the countryside belt between Linlithgow / Winchburgh and Broxburn and built development would seriously erode this. The site is visible at a distance from the B8046 when viewed from the west.
Landscape Fit – Skyline	The site does not command a particularly prominent skyline location.
Defined Boundary	A substantial hedgerow interspersed with trees defines the southern boundary with the public road while the eastern boundary is of the nature of a denser woodland block. The site is relatively open to the north and west.
On Site Constraints	There are overhead electricity power lines running across the site from east to west.
Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	Trees are generally grouped in woodland blocks within the centre of the site.
Protected Species (biodiversity)	Badger setts are known to exist within the adjacent woodland.
Green Network (CSGN)	TBC
Access/Parking/Roads	Options for securing vehicular access to the site are limited and would presumably have to be from the public road running along the southern boundary. However, this road is narrow and constrained and its appropriateness will require to be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	Apart from field drains, there is not thought to be any watercourse within the bounds of the site.
Other	---
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently part of the countryside belt, preventing the coalescence of Linlithgow, Broxburn and Winchburgh. Built development at this location would constitute a physical and intrusive incursion into the countryside, well beyond the limit of development which is already provided for in the adopted WLLP. The proposed allocation should, therefore, not be supported.

<b>Proposed use - Mixed use - housing dominant (site area 16.4Ha) circa 295 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference: EOI-0195</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	This 'greenfield' site is in the countryside, 1.8km west of Winchburgh, and the adopted WLLP shows it as being outwith the settlement boundary of Threemiletown. It is predominantly (Class 2) agricultural and under crop. The site is also shown in the adopted WLLP as being part of the countryside belt.

Slope and Shape	The site is broadly rectangular in shape and the land is undulating.
Altitude and Exposure	The site is generally low lying, although it does rise to the south, and is quite open and exposed.
Un-neighbourly/non conforming uses	Neighbouring uses are predominantly agricultural and rural residential.
Relationship to Townscape	The site contributes to the rural setting of Threemiletown but has no significant physical relation to any townscape elements.
Landscape Fit – Intervisibility	The site is an integral element of the countryside belt between Linlithgow / Winchburgh and Broxburn and built development would seriously erode this. The site is visible from the B9080 to the north and from the B8046 to the south.
Landscape Fit – Skyline	The site does not command a skyline location as such, but it is more elevated to the south and buildings would be more intrusive at this point.
Defined Boundary	A hedgerow defines the northern boundary of the site with the B 9080. A post and wire fence and hedgerow defines much of the remaining boundaries.
On Site Constraints	---
Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	There are a number of existing trees along the northern and western boundaries but none of any significance within the main body of the site.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Direct access from the B9080, or from the private road serving Trinlaymire Fam, would appear to be the most practical option. However its appropriateness will require to be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	Apart from field drains, there is not thought to be any watercourse within the bounds of the site.
Other	---
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently part of the countryside belt, preventing the coalescence of Linlithgow, Broxburn and Winchburgh. Built development at this location would constitute a physical and intrusive incursion into the countryside, well beyond the limit of development which is already provided for in the Winchburgh by the adopted WLLP. The proposed allocation should, therefore, not be supported.

<b>Proposed use - Mixed use - housing dominant (site area 16.3Ha) circa 293 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference: EOI-0196</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	This site is in the countryside, approximately 1 km west of Winchburgh, and is shown as being outwith the Winchburgh settlement boundary in the adopted WLLP. There are actually two distinct sites, approximately 100m apart. One lying between the main Edinburgh to Glasgow rail line to the north, and the Union Canal, a Scheduled Ancient Monument, to the south. The other part, separated by Lady Walk, a broadleaved woodland plantation, is part of the Auldcaithie landfill site and contains the remains of Auldcaithie Church, also a Scheduled Ancient Monument. Both parts of the site are presently in agricultural use.
Slope and Shape	The sites are broadly rectangular in shape and flat.
Altitude and Exposure	The sites are not especially elevated and their exposure is, to a large degree, tempered by the neighbouring woodland planting.
Un-neighbourly/non conforming uses	Adjoining uses include agricultural land, the Union Canal and the main Edinburgh to Glasgow railway which lies just outwith the northern boundary and is, perhaps, the least neighbourly and incompatible use with regards to any prospective housing proposals.
Relationship to Townscape	The site is located in the countryside and has no physical relationship with Winchburgh in terms of 'townscape'.
Landscape Fit – Intervisibility	The sites are not particularly visually prominent, although one does lie adjacent to the main Edinburgh-Glasgow railway line.
Landscape Fit – Skyline	The site does not command a skyline location.
Defined Boundary	---
On Site Constraints	---
Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	There are no trees within the site.
Protected Species (biodiversity)	Badger setts are known to exist within the adjacent woodland.
Green Network (CSGN)	TBC
Access/Parking/Roads	Vehicular access to the site is currently via an existing haul road from the south. However, development of the sites would need to be carried out in a planned and co-ordinated manner and would presumably be dependent on improved road and access arrangements allied to the CDA as a whole. This can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	There are not watercourses within the bounds of the sites, but the Union Canal, a Scheduled Ancient Monument, runs between the two parts of the site.

Other	Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS).
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently 'greenfield' and rural in character. Built development at this location would constitute a physical and intrusive incursion into the countryside, well beyond the limit of development which is already provided for Winchburgh in the adopted WLLP. The proposed allocation should, therefore, not be supported.

<b>Proposed use - Mixed use - housing or employment (site area 10.5Ha) circa 189 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference: EOI-0197</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is located in the countryside and comprises an arable field to the north of Winchburgh. It is however shown in the adopted WLLP as being within the settlement boundary and is part of the Myreside West mixed use Core Development Area.
Slope and Shape	The site is broadly triangular shaped and is enclosed on the north side by the west bound carriageway of the M9. The site lies at a lower level than the motorway (by some 3m) and generally slopes from north-west to south-east.
Altitude and Exposure	The site is generally low lying and exposed, despite having the relative shelter of the motorway embankment on the north side.
Un-neighbourly/non conforming uses	Neighbouring uses are predominantly agricultural, and of course the M9.
Relationship to Townscape	The site has no physical relationship to any townscape elements.
Landscape Fit – Intervisibility	The site is an integral element of the countryside around Winchburgh and is visible when travelling north on the B8020 from Winchburgh to Newton and also when travelling west on the M9.
Landscape Fit - Skyline	The site does not command a skyline location.
Defined Boundary	The site is mainly defined on the ground by a timber post and rail fence.
On Site Constraints	---
Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	There are no substantive trees within the site.

Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	There would not appear to be any impediment in principle to taking access to the site from the B8020 but this can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	There are no watercourses within the site or directly affecting it.
Other	<p>The adopted WLLP makes provision for a new junction on the M9 in the general vicinity of this site and for an associated express park and ride facility. It is therefore vital that these is not compromised by any new allocations.</p> <p>The site also lies in close proximity to the semi-ruinous Duntarvie Castle, a listed building. While it is on the opposite side of the motorway, it is nevertheless a material consideration when considering the likely impact of any new built development.</p>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently 'greenfield' and rural in character but the adopted WLLP identifies it as part of the Winchburgh CDA and anticipates mixed use development at some point in the future. Consequently, the site is considered to be appropriate for a built development but this needs to be aligned in some way with the implementation of the CDA in general and the new motorway connection in particular.

<b>Proposed use - Mixed use - housing dominant (site area 10.3 Ha) circa 185 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference - EOI-0198</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is in the countryside, east of Winchburgh and adjacent to the westbound side of the M9. It is, for the most part, shown as being within the Winchburgh CDA, specifically the mixed use area of Niddry Mains South. At this time however, the site remains in productive agricultural use.
Slope and Shape	The site is broadly rectangular in shape and is best described as an area of undulating land.
Altitude and Exposure	The site is generally low lying and it exposed in so far as it provides the foreground to Niddry Bing.
Un-neighbourly/non conforming uses	Adjoining uses include agricultural land, woodland (Ross Plantation), Niddry Bing and the M9.
Relationship to Townscape	The site is located in the countryside and has no physical relationship with Winchburgh in terms of 'townscape'.
Landscape Fit – Intervisibility	The site is visible from the M9 but is effectively 'lost' in the foreground view of Niddry Bing which dominates the landscape.

Landscape Fit – Skyline	The site does not command a skyline location.
Defined Boundary	A timber rail fence defines the boundary of the site with the M9. Elsewhere the boundary is a post and wire fence.
On Site Constraints	There are overhead electricity power lines running across the site.
Ground Conditions/ Natural Features	A Phase 1 Habitat Survey notes : Rock exposure and waste, unimproved grassland and marsh.
Trees	There are a number of existing trees along the northern and western boundaries but none of any significance within the main body of the site.
Protected Species (biodiversity)	A 'Notable Habitat' consisting of unimproved grassland is recorded in relation to the southern part of the site.
Green Network (CSGN)	TBC
Access/Parking/Roads	Vehicular access to the site is currently via the existing haul road running to the north. However, development of the site will need to be carried out in a planned and co-ordinated manner and will, presumably, be dependent on improved road and access arrangements allied to the CDA as a whole but this can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	A portion of the northern boundary is defined by the Niddry Burn and consultation with SEPA and Graeme Hedger will establish the extent and nature of any flood risk.
Other	---
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently 'greenfield' and rural in character but the adopted WLLP identifies it as part of the Winchburgh CDA and anticipates mixed use development at some point in the future. Consequently, the site is considered to be appropriate for a built development but this needs to be aligned in some way with the implementation of the CDA. It is also suggested that boundary treatment with the M9 should be an important consideration and proviso.

<b>Proposed use - Mixed use - housing dominant (site area 31.2Ha) circa 562 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference EOI-0199</b>	
<b>CONDITION &amp; SETTING</b>	<i>General comments</i>
Present Use Brownfield/greenfield/ruin/mixed	This 'greenfield' site lies in the countryside, south of Winchburgh and Niddry Bing, and is shown as being outwith the Winchburgh settlement boundary in the adopted WLLP. The site splits into two distinctive parts, characterised by their uses. The western portion is part of Niddry Castle Golf Club and the eastern portion is productive (Class 3.1) agricultural land.
Slope and Shape	The site is broadly rectangular in shape and level.

Altitude and Exposure	The site is generally low lying and is sheltered on the north side by Niddry Bing. It is however quite exposed to the south.
Un-neighbourly/non conforming uses	Adjoining uses include agricultural land and Niddry Bing.
Relationship to Townscape	The site is located in the countryside and has no immediate physical relationship with Winchburgh in terms of 'townscape', other than contributing to the overall rural setting.
Landscape Fit – Intervisibility	The site is an integral element of the countryside belt between Winchburgh and Broxburn and built development would seriously erode this.
Landscape Fit – Skyline	The site does not command a skyline location.
Defined Boundary	A stone wall, largely overgrown with grasses, defines the southern roadside boundary. Elsewhere, the boundary between the golf course and the adjoining field is a post and wire fence and a hedgerow.
On Site Constraints	A Scottish Gas feeder pipeline lies to the south east of the site and the site falls within the consultation zone. There are overhead electricity power lines running across the site.
Ground Conditions/ Natural Features	A Phase 1 Habitat Survey notes :Cultivated/disturbed land. Amenity grassland. Area of grassland and marsh.
Trees	There are no substantive trees within the site.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Options for securing vehicular access to the site are limited and would presumably have to be from the public road running along the southern boundary. However, this road is very narrow and constrained and its appropriateness will require to be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	The northern boundary is defined by the Niddry Burn and advice from SEPA and Graeme Hedger on any potential flood risk will be obtained through the consultation exercise.
Other	It is noted that the redevelopment of this site has been linked with the formation of a new golf course at Auldcaithie (EOI- 0207).  Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS).
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is part of the countryside belt, preventing the coalescence of Broxburn and Winchburgh. Built development at this location would constitute a physical and intrusive incursion into the countryside, well beyond the limit of development which is already provided for in Winchburgh in the adopted WLLP. The proposed allocation should, therefore not be supported.

<b>Proposed use - Mixed use - housing or employment (site area 30Ha) circa 540 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference – EOI-0200</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site comprises Niddry Bing, a 'brownfield' site within the settlement envelope of Winchburgh. The bing is currently being worked and the material is being extracted for road construction (new Forth crossing approaches). There is a valid consent up to 2051.
Slope and Shape	The site is an irregular shape but with two distinct features. The first comprises a spur of land, extending out from the town by approximately 300m and with a depth of some 100m. This abruptly opens up into a rectangular shaped site which is approximately 700m wide by 450m deep.
Altitude and Exposure	The height of the bing is approximately 60m and is significantly higher than the surrounding land and is an extremely dominant feature in the landscape.
Un-neighbourly/non conforming uses	Adjoining uses include agricultural land, woodland (Ross's Plantation) and Niddry Castle Golf Course.
Relationship to Townscape	The bing dominates the eastern approaches to Winchburgh.
Landscape Fit – Intervisibility	The site is highly visible and somewhat incongruous in terms of landscape fit.
Landscape Fit – Skyline	The site sits at a significantly higher level than Winchburgh and commands a skyline location.
Defined Boundary	The slopes of the bing are generally open and undefined.
On Site Constraints	The site is in operational use and access is controlled for security/safety purposes.
Ground Conditions/ Natural Features	A Phase 1 Habitat Survey notes : The western spur contains unimproved and semi-improved neutral grassland and marsh. Woodland scrub, tall herbs and fern and rock exposure and waste are also recorded on the main part of the site.
Trees	There are trees which have colonised the slopes of the bing.
Protected Species (biodiversity)	A 'Notable Habitat' consisting of unimproved neutral grassland is recorded in relation to the western part of the site
Green Network (CSGN)	TBC
Access/Parking/Roads	Industrial access to the site is currently via a long haul road from the B9080 (to the north). Alternative access is achievable via an existing access road from Castle Terrace serving the neighbouring golf course.  The western boundary is a right of way.
Watercourse within vicinity (potential flood risk)	The southern boundary is defined by the Niddry Burn and advice from SEPA and Graeme Hedger on any potential flood risk will be obtained through the consultation exercise.

Other	Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS).
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<p>The adopted WLLP supports restoration of the bing, and while it also recognises that there may be some development potential in the longer term, it considers restoration to amenity woodland to be a more realistic outcome.</p> <p>There would appear to be a substantial way to go before the height of the bing is reduced to near 'ground level' and until this is done it is very difficult to see how built development could be accommodated without being intrusive. As a consequence maintaining the status quo appears to be a prudent approach and the proposed allocation should not be supported.</p>

<b>Proposed use - Mixed use - housing and employment (sitearea 9.4Ha) circa 169 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference: EOI-201</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	This site is in the countryside, south of Winchburgh, and the WLLP shows it as being outwith the Winchburgh settlement boundary. It is currently used as a golf course. The site is also shown in the WLLP as being part of the countryside belt.
Slope and Shape	The site is broadly rectangular in shape and comprises undulating land, albeit with a definite north to south slope.
Altitude and Exposure	The site is not particularly elevated, although the northern part is higher. Generally, the site is not exposed.
Un-neighbourly/non conforming uses	Adjoining uses include areas of woodland to the north and west and Niddry Bing to the east. The main Edinburgh to Glasgow railway lies to the west, just outwith the eastern boundary, and is perhaps the least neighbourly and incompatible use with regards to any prospective housing proposals.
Relationship to Townscape	The site is located in the countryside, but is on the very edge of Winchburgh and visually contributes to the setting of the town.
Landscape Fit – Intervisibility	The site is an integral element of the countryside belt between Winchburgh and Broxburn and is an attractive backdrop to Niddry Castle, a Scheduled Ancient Monument, and built development would seriously erode this. The site is visible from Niddry and Faucheldean bings, when viewed from the south-west.
Landscape Fit – Skyline	The site sits comfortably within the existing landscape setting.
Defined Boundary	A stone wall defines the southern boundary of the site. Elsewhere, the boundary is either open or there is a post and wire fence.
On Site Constraints	There are overhead electricity power lines running through the site.

Ground Conditions/ Natural Features	A Phase 1 Habitat Survey notes : Areas of woodland and scrub, cultivated/disturbed and amenity grassland.
Trees	There are a number of mature and more recently planted trees spread over the fairways of the golf course which help to integrate the site into its surroundings.
Protected Species (biodiversity)	A 'Notable Habitat' consisting of unimproved natural grassland is recorded in relation to the northern part of the site.
Green Network (CSGN)	TBC
Access/Parking/Roads	Options for securing vehicular access to the site are very limited. There is an existing access road from Castle Terrace, currently the only way in but it is very restricted in width and there is little scope for widening it.  The eastern boundary of the site accommodates a right of way and is part of the core path network.
Watercourse within vicinity (potential flood risk)	The Niddry Burn flows across the site and advice from SEPA and Graeme Hedger on any potential flood risk will be obtained through the consultation exercise.
Other	It is noted that the redevelopment of this site has been linked with the formation of a new golf course at Auld Cathie (EOI- 0207).  Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS).
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is part of the countryside belt, preventing the coalescence of Broxburn and Winchburgh. Built development at this location would constitute a physical and intrusive incursion into the countryside, well beyond the limit of development which is already provided for Winchburgh in the adopted WLLP. The proposed allocation should, therefore, not be supported.

<b>Proposed use - Mixed use - housing dominant (site area 7.2Ha) circa 130 units</b>	
<b>WLLP reference (if known/applicable) – N/A</b>	
<b>WLLDP reference - EOI-0202</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	This site is in the countryside, south of Winchburgh, and the adopted WLLP shows it as being outwith the Winchburgh settlement boundary. The site is also shown in the adopted WLLP as being part of the countryside belt. The northern part of the site is 'greenfield' (Class 3.1) agricultural land and under crop while the area south of the sewage treatment plant is rough grassland.
Slope and Shape	The site is broadly rectangular in shape. The northern part slopes steeply from north to south and the southern section, beyond the sewage treatment plan, is undulating and contains lots of level changes.
Altitude and Exposure	The site is not particularly elevated, although the northern part is higher, Generally, the site is not exposed.

Un-neighbourly/non conforming uses	Adjoining uses include an area of allotment gardens (north), a cemetery (west) and agricultural land (south). The main Edinburgh to Glasgow railway lies just outwith the eastern boundary and is, perhaps, the least neighbourly and incompatible use with regards to any prospective housing proposals.
Relationship to Townscape	The site is located in the countryside, but is on the very edge of Winchburgh and visually contributes to the setting of the town.
Landscape Fit – Intervisibility	The site is an integral element of the countryside belt between Winchburgh and Broxburn and built development would seriously erode this. The site is visible from Niddry and Faucheldean bings, when viewed from the south-west.
Landscape Fit – Skyline	The site is predominantly sloping from north to south and any buildings on the northern portion could be very intrusive.
Defined Boundary	The eastern site boundary is defined by a low stone wall and metal security fencing, separating the site from the Winchburgh Tunnel.
On Site Constraints	There are overhead electricity power lines running across the site.
Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	Conifers have been planted around the sewage treatment plant and there are trees just beyond the northern site boundary.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Options for securing vehicular access to the site are very limited. The road serving the sewage treatment plant, currently the only way in, is very restricted in width and there is no practical scope for widening it. It is assumed that access from Niddry Road, via the cemetery, would also be ruled out, owing to its proximity to the junction and the bridge over the Niddry Burn but this can be clarified following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	The Niddry Burn crosses midway through the site and advice from SEPA and Graeme Hedger on any potential flood risk will be obtained through the consultation exercise.
Other	---
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is part of the countryside belt, preventing the coalescence of Broxburn and Winchburgh. Built development at this location would constitute a physical and intrusive incursion into the countryside, well beyond the limit of development which is already provided for Winchburgh in the adopted WLLP. The proposed allocation should, therefore, not be supported.

<b>Proposed use - Mixed use - housing dominant (site area 7.9Ha) circa 142 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference - EOI-0203</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	<p>This 'greenfield' site is in the countryside, south of Winchburgh, and the adopted WLLP shows it as being outwith the Winchburgh settlement boundary. It is predominantly (Class 3.1) agricultural land and under crop.</p> <p>The site is also shown in the adopted WLLP as being part of the countryside belt.</p>
Slope and Shape	The site is broadly rectangular in shape. The western portion, adjacent to Niddry Road, generally slopes from south to north. The eastern portion is more of a plateau and is essentially level.
Altitude and Exposure	The general altitude of the site is moderately higher than some of the surrounding land immediately to the north and it is quite exposed.
Un-neighbourly/non conforming uses	Neighbouring uses are predominantly agricultural and residential.
Relationship to Townscape	The site contributes to the rural setting of Winchburgh, particularly when approaching from the south.
Landscape Fit – Intervisibility	The site is an integral element of the countryside belt between Winchburgh and Broxburn and built development would seriously erode this. The site is visible from the town and Niddry Road when viewed from the north and also from Niddry Road when approaching from Broxburn.
Landscape Fit – Skyline	The site sits at an increasingly higher level than Winchburgh and commands a skyline location when viewed from the north.
Defined Boundary	A stone wall defines the western roadside boundary with Niddry Road and parts of the southern boundary with Auld Bond Road. Elsewhere, the boundary is either open or there is a post and wire fence.
On Site Constraints	There are overhead electricity power lines running across the site.
Ground Conditions/ Natural Features	A Phase 1 Habitat Survey notes: Swamp, marginal and inundation.
Trees	There are no trees within what would be the main body of the site if it were to be developed.
Protected Species (biodiversity)	A 'Notable Habitat' consisting of an area of swamp is recorded in relation to the north-western corner of the site.
Green Network (CSGN)	No
Access/Parking/Roads	Options for securing vehicular access to the site are limited and would presumably have to be from the public road (Auld Bond Road) running along the northern boundary. However, this road is narrow and constrained. Access from Niddry Road might be difficult on account of levels but this can be established following consultation with Transportation.

Watercourse within vicinity (potential flood risk)	Apart from field drains, there is not thought to be any watercourse within the bounds of the site. The Union Canal, a Scheduled Ancient Monument, does however bound the site to the north and east.
Other	---
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently part of the countryside belt, preventing the coalescence of Broxburn and Winchburgh. Built development at this location would constitute a physical and intrusive incursion into the countryside, well beyond the limit of development which is already provided for Winchburgh in the adopted WLLP. The proposed allocation should, therefore, not be supported.

<b>Proposed use - Mixed use - housing dominant (site area 8.5Ha) circa 153 units</b>	
<b>WLLP reference (if known/applicable) – N/A</b>	
<b>WLLDP reference - EOI-0204</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	This 'greenfield' site is in the countryside, south of Winchburgh, and the adopted WLLP shows it as being outwith the Winchburgh settlement boundary. It is predominantly (Class 3.1) agricultural land and under crop.  The site is also shown in the adopted WLLP as being part of the countryside belt.
Slope and Shape	The site is broadly rectangular in shape and falls into two distinct halves, divided by the access road serving Niddry Farm. The western portion is more undulating in nature while the eastern portion generally slopes from east to west.
Altitude and Exposure	The general altitude of the site is moderately higher than some of the surrounding land immediately to the north but it does not appear exposed, largely on account of it being framed by the neighbouring Greendykes Bing to the south.
Un-neighbourly/non conforming uses	Neighbouring uses are predominantly agricultural and residential.
Relationship to Townscape	The site contributes to the wider rural setting of Winchburgh and reads as being detached and distinctive from the village, despite its relative close proximity.
Landscape Fit – Intervisibility	The site is an integral element of the countryside belt between Winchburgh and Broxburn and built development would seriously erode this. The site is visible from the town and Niddry Road when viewed from the north
Landscape Fit – Skyline	The site sits at a higher level than Winchburgh and commands a skyline location when viewed from the north.

Defined Boundary	A stone wall, largely overgrown with grasses, defines the northern roadside boundary. Substantial hedgerow interspersed with trees defines the southern boundary with the public road while the eastern boundary is of the nature of a denser woodland block. The site is relatively open to the north and west.
On Site Constraints	There are overhead electricity power lines running across the site.
Ground Conditions/ Natural Features	There is no information regarding ground conditions.
Trees	There are trees close to the existing buildings within the site but there are none within what would be the main body of the site if it were to be developed.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	TBC
Access/Parking/Roads	Options for securing vehicular access to the site are limited and would presumably have to be from the public road running along the northern boundary. However, this road is narrow and constrained and its appropriateness can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	Apart from field drains, there is not thought to be any watercourse within the bounds of the site.
Other	---
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently part of the countryside belt, preventing the coalescence of Broxburn and Winchburgh. Built development at this location would constitute a physical and intrusive incursion into the countryside, well beyond the limit of development which is already provided for Winchburgh in the adopted WLLP. The proposed allocation should, therefore, not be supported.

<b>Proposed use - Mixed use - housing dominant (site area 2.3Ha) circa 41 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference - EOI-0205</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	The site is in the countryside, south of Winchburgh and outwith the settlement envelope of the town. The adopted WLLP also shows it as being part of the countryside belt. The site embraces the western part of Faucheldean Bing which is both a Scheduled Ancient Monument and a locally important wildlife site.

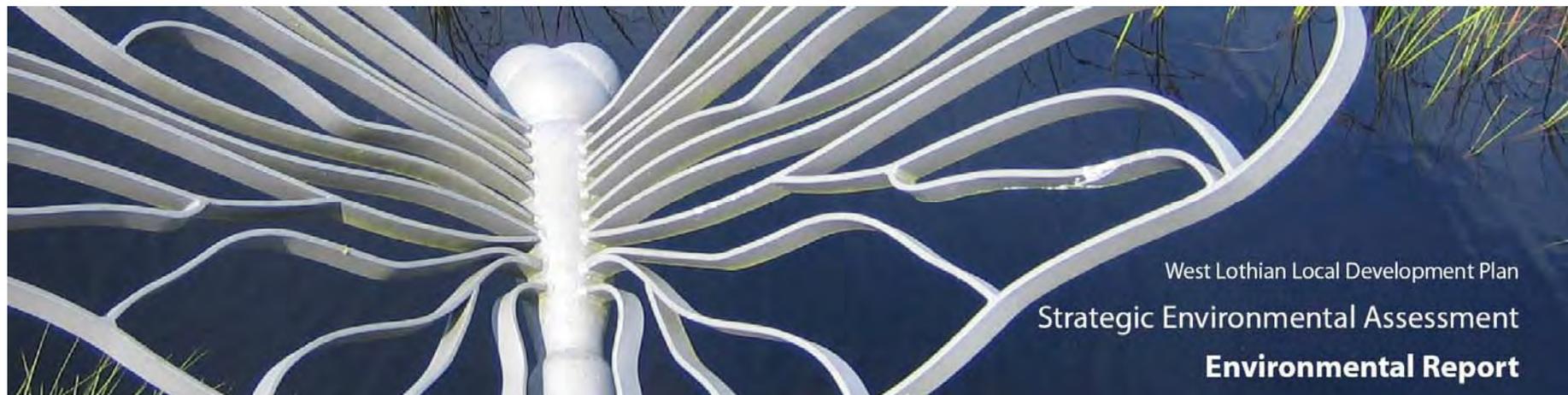
Slope and Shape	The site is wedge shaped, tapering in width from east to west and within the bounds of the site there are substantial and extreme level differentials.
Altitude and Exposure	With the exception of the higher part of the bing, the residual land is relatively low lying and secluded.
Un-neighbourly/non conforming uses	Residential development bounds the site to the north and there is a business (industrial) use to the south.
Relationship to Townscape	The site relates to Faucheldean, as well as Winchburgh, and the bing has a significant visual impact on both.
Landscape Fit – Intervisibility	The site is an integral element of the countryside belt between Winchburgh and Broxburn and built development would seriously erode this. Faucheldean bing is visible from the town and Niddry Road when viewed from the north and also from Niddry Road when approaching from Broxburn.
Landscape Fit – Skyline	Development on the elevated sections of Faucheldean Bing would, inevitably, be extremely visible and intrusive.
Defined Boundary	The site is not physically defined on the ground. There is however an outer post and wire fence to the west and the neighbouring business use is fenced off its' boundary with metal security fencing.
On Site Constraints	There are overhead electricity power lines running across the site.
Ground Conditions/ Natural Features	Given the history of the site and its association with the shale oil industry, it would not be unreasonable to suspect that there may be suspect ground conditions and, possibly, even contamination. Consequently, further detailed investigations would be required if it was proposed to support residential development on this site.  A Phase 1 Habitat Survey notes : Dense broadleaved woodland and scrub, cultivated/disturbed land and tall herb and fern.
Trees	There is substantial tree and shrub cover over the site on both the flat and elevated parts of the bing.
Protected Species (biodiversity)	Consultation has been undertaken with SNH. However it is recognised locally as a wildlife site.
Green Network (CSGN)	TBC
Access/Parking/Roads	Options for securing vehicular access to the site are limited. There is an unmade path which currently runs from the centre of the village and eastwards, skirting the boundary of the site. This is however of restricted width and would not be suitable for upgrading or for a more intensive use. Theoretically, access could be taken from the south, adjacent to or through the 'Corecut' site, but this may also be problematic and consultation with Transportation will clarify matters.
Watercourse within vicinity (potential flood risk)	The Niddry Burn lies just outwith the northern boundary of the site and advice from SEPA and Graeme Hedger on any potential flood risk will be obtained through the consultation exercise.
Other	Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS).
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently part of the countryside belt, preventing the coalescence of Broxburn and Winchburgh. Built development at this location would constitute a physical and intrusive incursion into the countryside, well beyond the limit of development which is already provided for Winchburgh in the adopted WLLP. Furthermore, the fact that Faucheldean Bing is a Scheduled Ancient affords it protection from development and the proposed allocation should, therefore, not be supported.

<b>Proposed use - Mixed use - housing dominant (site area 8.4Ha) circa 151 units</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference: EOI-0206</b>	
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>
Present Use Brownfield/greenfield/ruin/mixed	This site is in the countryside, outwith the Winchburgh settlement boundary, and approximately 1km west of the town. The site is, for the most part, 'greenfield' (Class 3.1) agricultural land and under crop. Approximately one quarter of the site, the southern part nearest to the B9080, is planted as broadleaved woodland.
Slope and Shape	The site is broadly rectangular in shape. The land is undulating and generally slopes from north to south on the southern portion, and from south to north on the southern flank.
Altitude and Exposure	The site is elevated relative to the B9080. It's exposure is however tempered by dense hedgerow planting along the roadside frontage.
Un-neighbourly/non conforming uses	There are single houses to the west and to the north of the site and agricultural land to the south. The disused Auldcaithie waste tip lies on the eastern boundary.
Relationship to Townscape	The site is located in the countryside and has no physical relationship with Winchburgh or any other settlement in terms of townscape, other than contributing to the overall rural setting.
Landscape Fit – Intervisibility	The site is an integral element of the countryside between Linlithgow and Winchburgh and built development would be intrusive and would seriously erode this.
Landscape Fit – Skyline	The site sits at an increasingly higher level than the road and part of it would command a skyline location when viewed from the south.
Defined Boundary	The southern boundary of the site with the B9080 is defined by a mature hedgerow. There is evidence of more recent planting, presumably designed to reinforce the hedgerow. The western boundary follows the line of the public road and is defined by a post and wire fence, hedgerow and mature trees. The eastern boundary is also defined by a hedgerow.
On Site Constraints	There are overhead electricity power lines running across the western part of the site.
Ground Conditions/ Natural Features	A Phase 1 Habit Survey notes : Woodland and Scrub. Broadleaved and coniferous.
Trees	There are trees within the eastern corner of the site and on the site boundaries but there are none within what would be the main body of the site if it were to be developed.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.

Green Network (CSGN)	TBC
Access/Parking/Roads	Direct access from the B9080 would appear to be achievable, however access could theoretically also be taken from the minor road to the west. In either event, this can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	There are no obvious watercourses within or close to the site.
Other	---
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is part of the countryside between Linlithgow and Broxburn and Winchburgh. Built development at this location would constitute a physical and intrusive incursion into the countryside, well beyond the limit of development which is already provided for Winchburgh in the adopted WLLP. The proposed allocation should, therefore, not be supported.

<b>Proposed use - Golf course as restoration after-use for Aulcathie landfill site (site area 75Ha)</b> <b>WLLP reference (if known/applicable) – N/A</b> <b>WLLDP reference - EOI-0207</b>		<b>Date –</b>  <b>26/10/2011</b>
<b>CONDITION &amp; SETTING</b>	<b>General comments</b>	
Present Use Brownfield/greenfield/ruin/mixed	This site is in the countryside, approximately 1 km west of Winchburgh, and is for the most part shown as being outwith the Winchburgh settlement boundary in the adopted WLLP. However, approximately one fifth of the site, the eastern part, is within the settlement boundary and has been identified as being part of the Winchburgh CDA, specifically the mixed use area of Glendevon North. The site has historically been used as a landfill waste tip and also embraces agricultural land.	
Slope and Shape	The site is broadly rectangular in shape and embraces different levels of land, the most diverse being within the un-remediated part of the waste disposal site.	
Altitude and Exposure	Generally, the site is not particularly elevated, although levels in the south-west corner are higher due to screening bunds, The exposure of the site, from the south at least, is tempered by quite dense hedgerow planting along the roadside frontage.	
Un-neighbourly/non conforming uses	There are residential and commercial properties to the south, on the opposite side of the B9080 and agricultural land to the north, east and west.	
Relationship to Townscape	The site is located in the countryside and has no physical relationship with Winchburgh or any other settlement, other than contributing to the rural setting.	
Landscape Fit – Intervisibility	This former landfill site (which was abandoned) requires comprehensive remediation and its present appearance detracts from the visual and environmental amenity of the countryside between Linlithgow and Winchburgh.	

Landscape Fit – Skyline	For the most part, the site does not command a skyline location.
Defined Boundary	The southern boundary of the site with the B9080 is defined by a near continuous hedgerow.
On Site Constraints	The level differentials and the presence of tipped materials pose difficulties.
Ground Conditions/ Natural Features	A Phase 1 Habitat Survey notes: Rock exposure and waste. Refuse Tip.
Trees	There are trees on the boundaries of the site but there are none within what would be the main body of the site if it were to be developed.
Protected Species (biodiversity)	Consultation has been undertaken with SNH.
Green Network (CSGN)	Yes
Access/Parking/Roads	Direct access from the B9080 would appear to be achievable, however access could theoretically also be taken from the track to the east. In either event, this can be established following consultation with Transportation.
Watercourse within vicinity (potential flood risk)	There is not thought to be any watercourse within the bounds of the site but there are ponds towards the north-eastern boundary.
Other	Planning permission has been applied for the restoration of the landfill site but the application has not yet been determined.  Part of the site is identified in the Archaeological Trigger Map (maintained by WoSAS).
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	The site is currently part of the countryside between Linlithgow and Broxburn and Winchburgh. Built development at this location would constitute an intrusive physical incursion into the countryside, well beyond the limit of development which is already provided for Winchburgh in the WLLP, and should not be supported. However a leisure use, such as a golf course, would be compatible with such a location and it would not be unreasonable to perhaps safeguard and identify the site for open space.



## 10.0 Appendix 2B

### 10.1.0 Assessment of proposed development sites (arising from “Expression of Interest” (EOI) submissions to the EOI process, sites identified through the Urban Capacity study and existing WLLP 2009 allocations that have not yet been built out.)

#### Results

##### Notes:

1. This appendix includes the assessment of those sites taken forward through the Main Issues Report, either as “preferred” choices, or as reasonable “alternative” sites as well as sites that are “not preferred” i.e.; “dismissed” sites. The reasonable alternative sites can only replace some of the preferred choices, as there are insufficient reasonable alternatives to deliver the development strategy. General SEA advice is to include “Dismissed Sites” and these are therefore included within the overall assessment matrix.
2. The full assessment results are included in the Appendix 2A: “Site Appraisals by Settlement”. Results have been extracted from the full assessment to represent all of the environmental assessment topics, except Population and Human Health. Relevant information relating to this latter environmental assessment topic is covered in the comments section where appropriate.
2. The assessment records either a ✓, ✘, ? or /. A ✓ represents that the site is acceptable in respect of this criteria, and that there would be no significant adverse effects while ✘ would incur a significant adverse effect. A ‘?’ indicates that the effects are uncertain and / indicates information is unavailable or unclear. Where appropriate, notes are included in the comments section to help clarify the assessment.

**WL LDP Environment Report : Appendix 2 B – SEA Site Assessment**

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage					Landscape & Townscape			Material Assets		Population & Health	Soil	Water		Comment	
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest.	Avoid AGLVs / Areas of Special Landscape Control/ Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
EOI: Ref /Site (Column 1: Green = Preferred site / Blue = Alternative site / Red = Not Preferred site; arising from the following assessment of 9 SEA topics)																								
1: "Heartlands" Polkemmet	√	√	√	√	√	?	√	/	√	√	√	√	√	√	X	√	√	√	X	X	X	√	√	Mine pumps / SUDs protect White Burn Reuse of brownfield
2: Kirkton Business Centre (see 43 & 117)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	√	/	√	Reuse of brownfield site in urban area / local centre
3: Hoghill by East Calder	√	X	X	√	√	√	X	√	√	√	√	√	√	X	X	√	X	/	X	√	X	/	/	
4: Windyknowe Ph2 Bathgate	√	√	√	√	√	√	√	√	√	√	√	√	√	X	X	√	X	/	X	X	X	/	/	Outwith previous allocation / urban boundary. Extension in Countryside

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage					Landscape & Townscape			Material Assets		Population & Health	Soil	Water		Comment	
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control/ Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
EOI: Ref /Site (Column 1: Green = Preferred site / Blue = Alternative site / Red = Not Preferred site; arising from the following assessment of 9 SEA topics)																								
5: S of South Logiebrae Nursery	√	X	X	√	√	/	X	√	√	√	√	√	√	X	X	√	X	/	X	√	X	/	?	
6: Ballencrieff Mains	√	X	X	√	√	?	X	√	√	√	√	√	√	X	X	√	X	/	X	√	X	/	√	
7: Sibbald Training Site 1	√	X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	?	Reuse of brownfield site
8: Sibbald Training Site 2	√	X	√	√	√	√	√	?	√	√	√	√	√	√	√	√	√	√	√	√	√	√	?	Reuse of brownfield site
9: Meadowpark Seafield	√	X	√	√	X	X	√	?	√	√	√	√	√	X	X	/	X	/	X	/	√	/	?	

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage				Landscape & Townscape			Material Assets		Population & Health	Soil	Water		Comment		
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
EOI: Ref /Site (Column 1: Green = Preferred site / Blue = Alternative site / Red = Not Preferred site; arising from the following assessment of 9 SEA topics)																								
10: Land by Bridgend Golf Club	√	X	X	√	√	√	√	X	√	√	√	√	√	X	√	X	/	√	√	√	/	?	Reuse of brownfield site	
11: Willowdean South	√	X	X	√	/	X	√	X	√	√	√	√	√	X	√	√	/	√	√	X	/	?	Reuse of brownfield site	
12: Cousland Farm, Seafield	√	√	√	√	X	X	√	X	√	√	√	√	√	X	X	X	/	X	X	X	?	?	Adjacent to Crematorium	
13: Almond North (CDA)	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	X	/	X	X	X	X	√	Allocated CDA	
14: Blackness Rd, Linlithgow	X	√	X	√	√	√	/	X	√	√	√	√	√	X	√	X	/	/	X	X	/	?		

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage				Landscape & Townscape			Material Assets		Population & Health	Soil	Water		Comment		
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control/ Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
EOI: Ref /Site (Column 1: Green = Preferred site / Blue = Alternative site / Red = Not Preferred site; arising from the following assessment of 9 SEA topics)																								
15: Boghall East, Linlithgow	X	√	√	√	√	√	/	X	√	√	√	√	√	X	√	X	/	/	X	X	/	?	Previous allocation. Preferred for Housing use. Need for source treatment prior to Loch	
16: Springfield West	X	√	X	√	X	√	/	X	X	√	√	√	X	√	X	√	X	/	/	X	X	/	?	Need for source treatment prior to Loch
17: Forkneuk West /East(2)/ East(1), Uphall	√	√	√	√	√	X	√	X	√	√	√	√	√	X	√	X	/	X	√	X	X	X		
18: Oakbank Farm.	√	X	X	√	√	/	X	X	√	√	√	√	√	X	X	X	/	X	√	X	?	?		
19: Dixon Tce Whitburn	√	√	√	√	√	√	√	/	√	√	√	√	√	X	√	√	/	√	X	√	√	/	Protect Cultrig Wood on site. Scope for SUDs alongside burn	

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage				Landscape & Townscape			Material Assets		Population & Health	Soil	Water		Comment		
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
EOI: Ref /Site (Column 1: Green = Preferred site / Blue = Alternative site / Red = Not Preferred site; arising from the following assessment of 9 SEA topics)																								
20: (see 15)																							Not preferred for employment uses	
21: NE Field, Uphall Station	√	X	√	√	X	X	√	/	√	√	√	√	√	√	X	X	X	/	X	√	X	/	?	GCN site – left undeveloped in Drumshoreland
22: Land at Station Rd Uphall	√	X	X	√	√	X	X	X	√	√	√	√	√	√	X	X	X	/	X	X	X	?	?	Scope for Beugh Burn SUDs/ Green Network
23: Land south Armadale (at Northrigg)	√	X	√	√	√	X	X	X	√	√	√	√	√	√	X	X	X	/	X	X	X	?	√	Reclaimed land
24: Appleton Parkway S.E.	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Partially developed site

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage				Landscape & Townscape			Material Assets		Population & Health	Soil	Water		Comment		
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
EOI: Ref /Site (Column 1: Green = Preferred site / Blue = Alternative site / Red = Not Preferred site; arising from the following assessment of 9 SEA topics)																								
(Eliburn Park)																								
25: n/a																							Not Site Specific	
26: Station Ho' Addiewell	√	X	√	√	√	√	√	/	√	√	√	√	√	√	√	√	/	√	X	√	/	?		
27: Crofthead Farm	√	X	X	√	√	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	/	?	Former mining activity
28: Back O' Moss: Site A Longridge	√	X	X	√	√	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	/	?	
29: Back O' Moss: Site B	√	X	X	√	√	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	/	?	Entrance to village

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage				Landscape & Townscape			Material Assets		Population & Health	Soil	Water	Comment			
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control/ Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
EOI: Ref /Site (Column 1: Green = Preferred site / Blue = Alternative site / Red = Not Preferred site; arising from the following assessment of 9 SEA topics)																								
30: Murieston South 6A, Livingston	√	√	√	√	√	√	√	/	√	√	√	√	√	√	X	√	√	/	X	√	X	/	?	Existing allocation. Requirement for structural planting on south / burn boundary NB: already Allocated
31: Site west West Calder Cemetery	√	√	√	√	√	√	√	/	√	√	√	√	√	√	X	√	X	/	X	X	X	/	?	
32: Site west Curling Pond Ln Longridge	√	X	X	√	√	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	/	?	
33: Houstoun Farm riding school Uphall	√	X	√	√	√	√	√	√	√	√	√	√	√	√	X	X	X	/	X	X	X	/	?	Entrance to village

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage					Landscape & Townscape			Material Assets		Population & Health	Soil	Water		Comment	
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Assessment	√, /, ?, X																							
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34: Bangour Village Hospital (incl expansion site)	√	X	√	√	√	X	√	X	?	√	√	√	X	√	√	√	√	/	√	√	√	√	√	Existing allocation. Reuse of listed buildings TBC. Woodland Management required. Scope Brox Burn SUDs
35: Pumpherst Farm	√	X	X	√	√	√	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	/	?	
36: Macintosh Road (West) Kirkton Campus	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	-	?	Not suitable for residential use NB: already allocated for employment uses.

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Assessment	√, /, ?, X																							
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37: Site at Harwood Farm West Calder	√	X	X	√	√	√	X	X	√	√	√	√	√	X	X	√	√	√	X	√	X	/	√	
38: Seafield Farm	√	X	X	√	√	√	X	X	√	√	√	√	√	X	X	√	X	√	X	√	X	?	X	
39: Langside Farm, Polbeth	√	X	X	√	√	√	X	√	√	√	X	√	√	√	X	√	X	√	X	X	X	√	X	
40: Easter Breich Farm	√	X	X	√	√	√	X	√	√	√	√	√	√	X	X	√	X	/	X	√	X	?	X	
41: Hermand Farm SE, West Calder	√	X	X	√	√	X	X	√	√	√	√	√	√	√	X	√	X	/	X	√	X	?	X	

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42: Hartwood Road, West Calder (see 52)	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	X	X	/	X	√	√	√	X	Protected open space / playing field
43: see 2 & 117																								
44: Land at Ecclesmachan Glebe	√	X	X	√	√	X	√	√	√	√	√	X	X	X	√	X	/	X	√	X	?	X		
45: Land east of Manse Rd, Linlithgow	X	√	√	√	√	√	√	√	√	√	√	√	X	X	√	X	/	X	√	X	?	√		

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46: Land NE Bridgecastle Rd (see 121)	√	√	X	√	√	√	X	√	√	√	√	√	√	√	X	X	X	/	X	X	√	?	X	
47: Land at Middlerigg, Armadale	√	√	X	√	X	X	X	√	√	√	√	√	√	√	X	√	X	/	X	X	X	?	√	
48: Land at Standhill Farm, Armadale	√	X	√	√	√	√	X	√	√	√	X	√	√	X	√	X	/	X	√	X	?	√		
49: Cathlaw Lane, Torphichen	√	X	X	√	√	√	X	√	√	X	X	√	X	X	√	X	/	X	√	X	?	√		

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50: Riccarton Fm Porterside Linlithgow	X	X	X	√	√	√	X	X	√	√	√	√	√	X	X	√	X	/	X	√	√	X	√	Steep slopes: Run-off into Bells Burn > Loch
51: Wellhead Fm, Livingston (part)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	X	X	?	√	Adjacent Linhouse major development site
52: See 42																								
53: Pottishaw, Blackburn	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	√	√	?	√	Allocated site. Requires structural landscaping
54: Kettlestoun Mains (Cemex)	X	√	√	√	X	X	√	√	√	√	√	√	√	X	X	√	X	/	√	X	√	?	√	Restored former quarry and industrial site. Entrance to town.
55: see site 51																								

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56: Mid Street Rosemount Ct, Bathgate	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	√	√	√	?	?	Potential ground stability issues	
57: Deer Park Avenue	√	√	X	√	√	X	√	√	√	√	√	√	√	√	X	X	X	/	√	√	√	?	?	
58: The Stables Deer Park	√	√	X	√	√	X	√	√	√	√	√	√	√	√	X	X	X	/	√	√	√	?	?	
59: Central Park Deer Park	√	√	X	√	√	X	√	√	√	√	√	√	√	√	X	X	X	/	√	X	√	?	?	
60: Dechmont Law	√	X	X	√	√	X	X	√	√	√	√	√	√	X	X	X	X	/	√	√	√	/	√	

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61: Parkhead Farm (Market Garden), Polbeth (+ 97)	√	√	√	√	X	X	√	√	√	√	√	√	√	√	X	X	X	/	X	X	X	/	?	
62: Edinburgh Rd, Linlithgow	X	√	√	√	√	√	√	X	√	√	√	√	X	√	√	√	√	/	√	X	√	/	/	Adjacent to Conservation Area boundary
63: Craiginn Terrace south Blackridge	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Part of allocated housing site
64: Greendykes House Broxburn	X	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	/	√	X	√	?	?	Already allocated as part of CDA

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65: Bridgend Farm (NE site)	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	X	√	X	?	?		
66: 50 Hartwood Rd West Calder	√	√	√	√	√	√	X	X	√	√	√	√	√	X	√	X	/	X	√	X	/	√		
67: Site at Binns Mill	√	X	X	√	X	X	X	X	√	√	√	√	X	X	X	√	√	/	X	√	X	?	?	Adjacent to House of the Binns HG&DL
68: Land east Woodside Place Bridgend	√	√	√	√	√	√	√	X	√	√	√	√	√	X	√	X	√	/	X	√	X	?	?	Part existing allotments

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69: Craigton Quarry SE East Philpstoun	√	X	X	√	X	X	X	X	√	√	√	√	√	√	√	√	√	X	√	√	√	?	?	Disused quarry adjacent to M9 & Farm
70: Land east B8046 Ecclesmachan	√	X	X	√	√	X	√	√	√	√	√	√	X	X	X	√	X	/	X	√	X	?	X	
71: Whitequarries west Newton	√	X	X	√	√	X	X	√	√	√	√	√	√	√	X	√	√	/	√	X	√	?	?	
72: Gallow Hill south Newton	√	X	X	√	√	√	X	√	√	√	√	√	√	√	X	√	X	/	X	√	X	?	?	

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73: Philpstoun North Bing	√	X	X	√	X	√	X	√	√	√	√	√	√	√	X	√	X	/	√	X	√	?	?	Large steep sided Bing with mature woodland around lower slopes
74: Land north Farinehill Philpstoun	√	X	X	√	√	√	√	X	√	√	√	√	√	√	√	√	X	/	X	√	X	?	?	
75: Land at Redhouse Cottages Threemiletown	√	X	X	√	X	X	X	X	√	√	√	√	√	√	X	√	X	/	X	√	X	?	?	
76: HWk1 Wilkieston	√	X	√	√	√	√	√	X	√	√	√	√	√	√	√	X	X	/	X	√	√	?	?	Existing allocated site

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Assessment	√, /, ?, X																						
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77: Site 1 Scottish Warblinded	√	X	X	√	√	√	√	X	√	√	√	√	√	X	√	X	/	X	√	X	?	√	Potential flooding on south boundary
78: Site 2 Scottish Warblinded	√	X	X	√	√	√	√	X	√	√	√	√	√	X	√	X	/	X	√	X	?	√	
79: Site 3 Scottish Warblinded	√	X	X	√	√	√	√	X	√	√	√	√	√	X	√	X	/	X	√	X	?	√	Potential flooding on south boundary
80: Land north Bughtknowes Bathgate	√	X	X	√	√	√	X	√	√	√	√	√	X	X	√	X	/	X	√	X	?	?	Entrance to town

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81: Land east Torphichen Rd / south Ballencrieff Toll	√	X	X	√	√	√	X	√	√	√	√	√	√	X	X	√	X	/	X	√	X	?	?	
82: Barnes Green – South, Knightsridge Livingston	Site withdrawn by Council Executive, June 2011																							
83: Blaeberryhill Rd, Whitburn	√	X	X	√	√	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	?	√	

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Assessment	√, /, ?, X																							
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84: Foulshiels Rd Stoneyburn	√	X	X	√	√	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	?	√	
85: Hillview Ave Broxburn	X	√	√	√	√	X	√	/	√	√	√	√	√	√	√	X	√	/	X	X	√	?	√	
86: Kirkhill North 1 Broxburn	X	√	√	√	√	√	√	X	√	√	√	√	√	√	X	√	X	/	X	√	X	?	√	Reinstate SUDs scheme
87: see 86																								
88: Sutherland Way, Livingston	Site withdrawn by Council Executive, June 2011																							

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Assessment	√, /, ?, X																							
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89: Land at Almondvale Business Park <b>De-allocated</b>	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	√	X	√	?	?	De-allocated	
90: Station Road (south) (Extension), Kirknewton	√	X	√	√	√	√	√	X	√	√	√	√	√	X	√	X	/	X	X	X	?	?	Existing allocated site. Proximity of overhead power lines	
91: Belvedere Wood, Bathgate	Site withdrawn by Council Executive, June 2011																							
92: Crosswood Drive (East) Boghall	√	X	√	√	√	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	/	?	?	

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Assessment	√, /, ?, X																							
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93: Veteran's Cottage, Wallace Road	√	√	√	√	√	X	X	X	√	√	√	√	√	X	X	X	X	/	X	√	/	?	?	Former War memorial site – overlooks adjacent houses
94: Waverley St. Depot, Bathgate	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	/	?	?	Small infill redevelopment site
95: Redhouse West, Blackburn	√	√	√	√	√	√	√	?	√	√	√	√	√	√	√	√	/	X	√	X	√	√	√	Allocated housing site - adjacent to R Almond
96: Harrysmuir Gardens Pumpherstoun	√	√	√	√	√	√	√	?	√	√	√	√	√	√	√	√	/	√	√	/	?	?	?	Small infill site but awkward access at junction and sightlines

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Assessment	√, /, ?, X																							
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97: see site 61																								
98: Site north Teviot Drive, Murieston	√	√	√	√	√	√	√	?	√	√	√	√	√	X	X	√	/	√	X	√	?	?	Adjacent to elevated rail line	
99: Linhouse, Livingston (De-allocated in part)	√	√	√	√	X	X	√	?	√	√	√	√	√	√	X	√	/	X	X	X	√	√	Existing allocation Retain adjacent woodland & paths. Burn relocated around site.	
100: Murieston South R1 IN PART	√	√	√	√	√	X	√	?	√	√	√	√	√	√	X	√	/	X	X	√	√	√	Partially allocated housing site- North part adjacent to rail line & former quarry = Not preferred	

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101: Livingston South Station	√	√	√	√	√	√	√	?	√	√	√	√	√	√	√	√	/	√	X	√	√	√	Part of Bankton Local Centre	
102: Society Pl. Workspace West Calder	Site withdrawn by Council Executive, June 2011																							
103: Burghmuir Linlithgow	X	X	X	√	√	√	√	?	√	√	√	√	√	X	√	X	/	X	X	X	/	?		
104: Oakbank Village by East Calder	√	X	X	√	X	X	X	?	√	√	√	√	X	X	X	X	/	X	X	X	/	?	Felled half woodland	

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105: Timber yard Falkirk Rd Linlithgow	X	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	√	X	√	/	?	Adjacent to rail line. Redevelopment of brownfield site	
106: Ex-Bus St Almondvale Road	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	√	√	Allocated site	
107: The Centre Almondvale	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	√	√	√	√	√		
108: Dixon Terrace Polkemmet Business Centre	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	√	X	√	√	√		

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109: Ex-West Lothian House Almondvale	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	√	√	√	√	√		
110: Mureiston Castle & Westfield Fms	√	X	X	√	X	X	X	?	√	X	√	√	X	√	X	√	X	/	X	√	X	/	√	
111: Balgreen Farm	√	X	X	√	X	X	X	?	√	√	√	√	√	X	√	X	/	X	√	X	/	√	Adjacent to rail line in exposed situation	
112: Land by Roman Camp Cottages	√	X	X	√	X	X	X	?	√	√	√	√	√	X	√	X	/	X	√	X	/	√	North part adjacent to rail line	

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113: Land by Langton Road East Calder	√	X	X	√	√	X	X	?	√	√	√	√	√	X	√	X	/	X	√	X	/	√	Adjacent to A71 – noise issue	
114: Wilcoxholm / Pilgrims Hill – IN PART	X	X	X	√	X	X	X	?	√	√	√	√	X	√	X	√	X	/	X	√	X	/	√	Union Canal traverses site
115: Cadzow Estates Kilpunt	X	X	√	√	X	X	X	√	√	√	√	√	X	√	X	√	X	/	X	√	X	/	√	Brox Burn flooding northern part of site
116: Muirend by Broxburn	X	X	√	√	X	X	X	√	√	√	√	√	X	√	X	√	X	/	X	X	X	/	√	Adjacent to canal and gas governing station
117: see 2 & 43																								

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage					Landscape & Townscape			Material Assets			Population & Health	Soil	Water		Comment
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
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118: Land North Bentswood Inn, Bents	√	X	X	√	√	X	X	?	√	√	√	√	√	√	√	√	/	X	√	X	/	√		
119: Land south Lighton Terrace, Stoneyburn	√	X	X	√	√	X	X	?	√	√	√	√	√	√	√	√	/	X	√	X	/	√	Adjacent to play area. Retain footpath connection.	
120: Land at Back O' Moss Main St., Longridge	√	X	X	√	√	X	X	?	√	√	√	√	√	X	√	X	/	X	√	X	/	√	Entrance to village - Fronts onto A706	
121: see 46																								

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Assessment	√, /, ?, X																							
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122: Site adjacent to Fir Park/Craigs Ct, Westfield Rd Torphichen	√	X	X	√	√	X	X	X	√	√	√	√	X	X	X	X	X	/	X	√	√	?	√	
123: Site south Blaeberryhill Rd, Whitburn	√	X	X	√	√	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	?	√	
124: Land on NE boundary Fauldhouse (Part)	√	X	X	√	√	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	?	√	Proximity to Eastfield Tip and Bing

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Assessment	√, /, ?, X																								
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125: Land NE Sunnyside Cottage, Ballencreiff Toll, Bathgate	√	X	X	√	√	X	X	X	√	√	√	√	√	X	X	X	X	/	X	√	X	?	√		
126: Dykeside Farm Bathgate	√	X	X	√	√	X	X	X	√	√	√	√	√	√	X	X	X	X	/	X	√	X	?	√	Known flooding on west side site at Bog Burn
127: Land east A801 Bathgate	√	√	√	√	X	X	X	X	√	√	√	√	√	X	X	X	X	X	/	X	X	X	?	√	Former Bog Head House policies
128: Braehead Linlithgow	X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	X	√	√	?		

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Assessment	√, /, ?, X																								
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129: Doomsdale, Linlithgow Bridge	X	√	√	√	X	√	√	X	√	√	√	√	√	√	√	X	X	/	/	√	√	?	?	Former Tip on south part of site	
130: Greendykes Farm, Broxburn	X	X	√	√	X	X	X	X	√	√	√	√	√	√	X	X	X	/	X	X	X	X	?	√	Potential CDA road connection
131: Mill Road Linlithgow	X	√	X	√	√	√	√	X	√	√	√	√	√	√	X	√	X	/	X	X	X	X	√	√	Dezoned Industrial site & adjacent to Industrial site. Services and flooding issues. Address Main Burn flooding

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Assessment	√, /, ?, X																							
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132: Stankards Road, Uphall	X	√	X	√	√	X	√	√	√	√	√	√	√	√	X	X	X	/	X	√	√	?	?	
133: see 130																								
134: see 21																								
135: Land at Hens Nest Rd East Whitburn	√	X	X	√	√	X	X	√	√	√	√	√	√	√	X	X	X	/	X	√	X	?	?	
136: Redhouse Blackburn	√	X	X	√	X	X	X	X	√	√	√	√	√	X	X	X	X	/	X	√	X	√	√	Adjacent to Easter Inch Moss LNR & R. Almond
137: Land at Sheephousehill Fauldhouse	√	X	X	√	X	X	X	X	√	√	√	√	√	X	X	X	X	/	X	√	X	√	√	Adjacent to Breich Water

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138: Greendykes West & East Broxburn	X	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	X	√	X	?	X	Allocated CDA site	
139: Drove Rd, Armadale Alternative IN PART	√	X	X	√	X	X	√	X	√	√	√	√	X	X	X	X	/	X	√	√	√	√		
140: Beechwood Blackburn	√	X	X	√	X	X	X	X	√	√	√	√	√	X	X	X	X	/	X	√	X	√	√	
141: Crosshill Drive (South), Boghall	√	X	√	√	X	X	X	X	√	√	√	√	X	X	√	X	/	X	√	X	√	√	Exposed hill top location	

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142: Crosshill Drive, Boghall	√	X	√	√	X	X	X	X	√	√	√	√	√	X	X	√	X	/	X	√	X	√	√	
143: see 86																								
144: Kirkhill North Sites 1 & 2, Broxburn	X	X	X	√	X	X	X	X	√	X	√	√	√	√	X	X	X	/	X	√	X	X	X	Scheduled Ancient Monument sites and Liggat Syke floods
145: see 132																								
146: Ex-Travelling Peoples Site, Bathgate	Site withdrawn by Council Executive, June 2011																							

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147: North of Hermand West Calder	√	X	√	√	X	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	?	√	Recently planted community woodland
148: Blaeberry Whitburn	√	X	X	√	√	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	?	√	
149: Dunn Place, North Winchburgh Primary School	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	/	√	√	√	√	√	√	
150: see 146																								
151: Hunter Grove Whitburn	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	X	√	/	X	X	√	√	√	Adjacent to Burnhouse Industrial Estate

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152: ELv45 Kirkton Road (South) Livi	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	X	√	√	√	On edge of Kirkton Campus	
153: Guildyhaugh Depot, Bathgate	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	/	√	√	West half: former playing field. Redevelopment of infill contaminated site.	
154: see 153																								
155: Crofthead Com. Centre Dedridge	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	/	√	√		
156: Craigs Farm (Site A)	Site withdrawn by Council Executive, June 2011																							

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157: Howden South Rd car park	Site withdrawn by Council Executive, June 2011																							
158: Almond Link Rd, Civic Centre Jct.	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	X	√	/	√	√	√	/	√	
159: Howden Park SE	Site withdrawn by Council Executive, June 2011																							
160: Craigs Farm (Site B)	Site withdrawn by Council Executive, June 2011																							
161: Freeport Outlet Centre, Westwood	√	X	X	√	√	√	X	X	√	X	√	√	√	√	X	√	X	/	√	X	√	/	√	Adjacent to 5 Sisters

Does the Proposal / Allocation.....																								
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Assessment	√, /, ?, X																							
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162: Meadowpark 13-15 Glasgow Rd, Bathgate	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	√	√		
163: Napier Avenue, Bathgate	√	√	√	√	√	√	X	X	√	√	√	√	√	X	X	√	X	/	X	√	X	/	√	Exposed hillside
164: 5 Sisters Business Park Westwood	√	√	X	√	√	√	√	√	X	√	√	√	√	√	√	√	/	√	√	√	√	√	West site (Wc1) adjacent to scheduled monument	
165: Kingsfield Farm, Linlithgow	X	X	X	√	√	X	X	X	√	√	√	√	√	√	X	√	X	/	X	√	X	/	√	

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(IN PART)																								
166: Land at Main Street Dechmont (IN PART)	√	X	X	√	√	X	X	X	√	√	√	√	√	√	X	√	X	/	X	√	X	/	√	
167: Clapperton	√	X	X	√	X	X	√	X	√	√	√	√	√	√	X	√	X	/	X	√	X	/	√	
168: Land at Preston Farm Linlithgow (IN PART)	X	X	X	√	X	X	√	X	√	√	X	√	X	X	√	X	/	X	√	X	/	√		

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169: Pumpherton Rd, Mid Calder	√	X	X	√	X	X	X	X	√	√	√	√	X	X	X	X	X	/	X	√	X	/	√	Difficult to access haugh by river
170: Calderwood CDA east	√	√	√	√	√	√	√	X	√	√	√	X	√	√	X	√	X	/	X	√	X	/	√	
170a: Coxydene, East Calder	√	X	√	√	√	√	√	X	√	√	√	X	√	√	X	√	X	/	X	√	X	/	√	
171: Milrig Holdings, Kirknewton	√	X	√	√	√	√	√	X	√	√	√	√	√	√	X	√	X	/	X	√	X	/	√	

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172: Former Lammermuir Ho' / Cheviot / Lomond Dedridge	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	/	√	Within town centre – cleared brownfield site	
173: Toll Roundabout	√	√	√	√	X	√	√	√	√	√	√	√	√	X	√	√	/	X	√	√	/	√		
174: Bankton Mains Park: East	Site withdrawn by Council Executive, June 2011																							
175: see 86																								

Does the Proposal / Allocation.....																								
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176: Glen Rd Deans Livi	√	√	√	√	√	X	√	X	√	√	√	√	√	√	X	X	√	/	X	√	√	/	√	
177: see 146																								
178: see 146																								
179: Site North Deans High School	√	√	√	√	√	√	√	/	√	√	√	√	√	√	X	√	/	√	√	√	/	√		Redevelopment former school site
180: Rear of New Deans House, Livi.	√	√	√	√	√	X	√	X	√	√	√	√	√	√	X	X	√	/	X	√	√	/	√	

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181: Former Rosebank Nursery Kirkton, Livi.	√	√	√	√	√	X	√	X	√	√	√	√	√	√	√	√	√	/	√	√	√	√	√	Lower / north part subject to flooding – avoid construction in this lower area
182: Wester Inch, Bathgate	√	√	√	√	√	√	√	X	√	√	√	√	√	√	X	√	√	/	√	√	X	√	√	Bog Burn adjacent
183: See 140																								
184: 30 Manse Rd Clarendon House, Linlithgow	X	√	√	√	√	X	√	/	X	√	√	√	X	√	√	X	√	/	X	X	√	/	√	Redevelopment former care home and garden

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185: Site former PFS Ash Grove South & Com Centre Blackburn	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	/	√	Removal of former oil tanks	
186: Parkhead West Calder	√	X	√	√	X	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	?	√	
187: Trindleyknowe/ Whitehill Rd Blackburn	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	/	√		
188: 24 Royal Terrace.	X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	/	√		

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Linlithgow																								
189: Sites W & S of Lidl Almondvale Stadium	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	/	√	Adjacent to River Almond	
190: Land south of the A71 Breich (PART)	√	X	X	√	X	X	X	X	√	√	√	√	√	X	X	X	/	X	√	X	?	√		
191: Heights Road Blackridge	√	X	√	√	X	X	√	X	√	√	√	√	√	X	X	√	X	/	X	√	√	√		

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192: Wyndford Brae Philpstoun	√	X	X	√	√	X	√	X	√	√	√	√	√	√	X	√	X	/	X	√	X	√	X	
193: Site west of Glendevon and south of Lampinsdub	√	X	X	√	X	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	?	√	
194: Site east of Waterstone Farm and west of Glendevon	√	X	X	√	X	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	?	√	
195: Trinlaymire Farm 3Miletown	√	X	X	√	X	X	X	X	√	√	√	√	√	√	X	√	X	/	X	√	X	?	√	

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196: Fawnsark Winchburgh	√	X	X	√	X	X	X	X	√	X	√	√	√	√	X	√	X	/	X	√	X	?	√	
197: Site south of M9, south of Duntarvie Castle	√	√	√	√	X	X	X	X	√	√	√	√	√	√	X	√	X	/	X	X	X	?	√	Part of allocated CDA Employment site
198: Site west of Ross's Plantation, east of Winchburgh	√	√	√	√	X	X	X	X	√	√	√	√	√	√	X	√	X	/	X	√	X	?	√	Part of allocated CDA site
199: Land at Niddry Mains Golf Club, SE Winchburgh	√	X	X	√	X	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	?	√	Impact on Niddrie Castle setting

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage				Landscape & Townscape			Material Assets		Population & Health	Soil	Water		Comment		
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
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200: Site at Niddry Mains Bing, east of Winchburgh	√	X	X	√	√	√	X	X	√	√	√	√	√	√	X	√	X	/	√	√	√	?	√	Bing reworking and restoration long term
201: Site north of Niddry Castle, south of Winchburgh	√	X	X	√	X	X	X	X	√	√	√	√	X	√	X	X	X	/	X	√	X	?	√	Impact on Niddrie Castle setting
202: Site at Sewage Works, south Winchburgh	√	X	X	√	X	X	X	X	√	√	√	√	X	√	X	√	X	/	X	√	X	?	√	Adjacent to sewage works and cemetery

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Assessment	√, /, ?, X																							
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203: Site north Niddry Farm Cottages, S Winchburgh	√	X	X	√	X	X	X	X	√	√	√	√	√	√	X	√	X	/	X	√	X	?	√	Canal forms north boundary
204: Site south Faucheldean, south west of Winchburgh	√	X	X	√	X	X	X	X	√	√	√	√	√	√	X	√	X	/	X	√	X	?	√	
205: Site south Faucheldean, south west of Winchburgh	√	X	X	√	X	X	X	X	√	X	√	√	√	√	X	√	X	/	X	√	√	?	√	Adjacent to Faucheldean Bing Scheduled Monument

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206: Site south of Den, west Winchburgh	√	X	X	√	X	X	X	X	√	√	√	√	√	√	X	√	X	/	X	X	X	?	√	Adjacent to former Auldcaithie Tip
207: Site at Auldcaithie west of Winchburgh	√	√	√	√	X	X	√	/	√	X	√	√	√	√	X	√	X	/	√	X	X	?	√	Former Auldcaithie Tip & part of allocated CDA
208: Buchanan House, Kirkton	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	X	√	?	√	Derelict site
209: see 208																								
210: Clarendon Fm Linlithgow (PART)	X	X	X	√	√	X	X	X	√	√	√	√	X	√	X	√	X	/	X	√	X	?	√	

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211: Rhana Cottage, Armadale	√	X	√	√	√	√	X	X	√	√	√	√	√	√	X	√	X	/	X	√	√	?	√	
212: Site North of Almondell Tce East Calder	√	X	X	√	√	X	X	X	√	√	√	√	√	X	X	√	X	/	X	√	X	?	√	
213: Site east of Almondell Grove, East Calder	√	X	X	√	√	X	X	X	√	√	√	√	√	X	X	√	X	/	X	√	X	?	√	
214: Not site specific																								

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Assessment	√, /, ?, X																							
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215: Blackhill Farm, Breich (PART)	√	X	√	√	X	X	X	X	√	√	√	√	√	√	X	√	X	/	X	√	X	?	√	
216: Land at Uphall Ind Estate, South A89 (IN PART)	X	X	√	√	X	X	X	X	√	√	√	√	√	√	X	√	X	/	X	X	X	?	√	Combination of industrial sites restored bings and fields
217: see 116																								
218: Land rear of Woodmuir Place, Breich	√	X	√	√	√	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	?	√	Site of new Primary School

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Assessment	√, /, ?, X																							
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219: Site A - Rashiehill Terrace Breich	√	X	√	√	√	X	X	X	√	√	√	√	√	√	X	X	X	/	X	√	X	?	√	
220: Site B - Rashiehill Terrace Breich	√	X	√	√	√	X	X	X	√	√	√	√	√	√	X	√	X	/	X	√	X	?	√	
221: ELv24 Houston Road (North) <b>De-allocated</b>	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Allocated employment site
222: ELv25 Appleton Parkway (East)	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Allocated employment site

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Assessment	√, /, ?, X																							
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223: ELv26 Appleton Parkway (South)	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Allocated employment site	
224: Appleton Parkway	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Allocated employment site	
225: Wester Torrance Fm, Blackridge	√	X	√	√	√	X	X	/	√	√	√	√	√	X	√	√	/	X	√	X	?	√		

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Assessment	√, /, ?, X																							
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Late Submissions																								
L001: Land W Stonerigg Fm Armadale	√	X	√	√	√	√	X	?	√	√	√	√	√	√	X	√	X	/	X	√	X	?	√	
L002: Station Rd Kirknewton	√	X	√	√	√	√	X	?	√	√	√	√	√	√	X	√	X	/	X	√	X	?	√	
L003: see 225																								
L004: Land north Breich	√	X	√	√	√	X	X	?	√	√	√	√	√	√	X	√	X	/	X	√	X	?	√	
L005: Land north Harthill Rd, Fauldhouse	√	X	√	√	√	√	X	?	√	√	√	√	√	√	X	√	X	/	X	√	X	?	√	

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L006: Land north Breich	√	X	√	√	√	√	X	?	√	√	√	√	√	√	X	√	X	/	X	√	X	?	√	
L007: Land at Blackburn Rd, Bathgate	√	√	√	√	√	√	X	?	√	√	√	√	√	√	X	√	√	/	√	√	√	?	√	Former depot adjacent to Bog Burn
L008: Land to west Loganlea,	√	√	√	√	√	√	√	X	√	√	√	√	√	√	X	X	X	/	X	√	√	/	√	Partial former rail line
L009: Land SW of West Calder	√	X	X	√	√	√	X	?	√	√	√	√	√	√	X	√	X	/	X	√	X	/	√	
L0010: Land at Houston Mains Holdings	X	√	√	√	√	X	√	X	√	√	√	√	√	√	X	√	X	/	X	√	X	/	√	

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L011: No'8 Houstoun Mains Holdings Uphall	X	√	√	√	√	X	√	X	√	√	√	√	√	√	X	√	X	/	X	√	X	/	√	
L012: Land to rear of Craigrigg Cottage, Bridgehouse	√	X	X	√	√	X	X	X	√	√	√	√	√	X	X	√	X	/	X	√	X	/	√	
L013: Housing at Boghall East																								Site withdrawn by Agent
L014: Ex-Abattoir Whitburn Rd Bathgate	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	√	X	√	/	√		Redevelopment site

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage				Landscape & Townscape			Material Assets		Population & Health	Soil	Water		Comment		
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Assessment	√, /, ?, X																							
EOI: Ref /Site (Column 1: Green = Preferred site / Blue = Alternative site / Red = Not Preferred site; arising from the following assessment of 9 SEA topics)																								
BLA3: West Main St, Blackburn	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	√	?	√	
BLA7: Health Centre, Ash Gr Blackburn	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment brownfield site
BLA31: Ex-ATC West Main St, Blackburn	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment brownfield site
BRO6: Church Street Depot	X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment / brownfield site

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BRO3: West Main Street (Ex- Broxburn Primary School)	X	√	√	√	√	√	√	√	√	√	√	√	X	√	√	√	√	/	√	√	√	?	√	Redevelopment / brownfield site: semi-demolished building within Conservation Area
BRO9 /PJ0008: East Main Street (Grampian Foods/Vion)	X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment / brownfield site. Liggat Syke on east boundary
FAU4: Eldrick Avenue (Ex- Bowling Club) Fauldhouse	√	√	√	√	√	√	√	X	√	√	√	√	√	√	X	√	√	/	√	√	√	?	√	Redundant Bowling Club and house plot. Potential flooding issue from adjacent burn.

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FAU11: Ex-Cinema, Main St, Fauldhouse	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	X	√	/	√	√	√	?	√	Potential flooding issue from adjacent burn. Redevelopment of vacant brownfield site
FAU12:Eastfield Recreation Ground(North) Fauldhouse	√	X	X	√	√	√	X	?	√	√	√	√	√	√	√	X	X	/	X	√	√	?	√	Grass Pitch requires replacement by upgrade of Ash pitch to south
LIV12: Deans Road South	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment / brownfield corner site.
COU35: James Young High School, Livi	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	/	√	√	√	?	√	Within town centre	

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TCU11: SW Almondvale Roundabout	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	X	√	?	√	Within town centre – adjacent to cemetery extension	
LON1: Longridge Park	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment of former pavilion and car park	
WIN1: Ex-Beatlie School / Winchburgh Day Centre	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment / brownfield site. Adjacent to CDA ( Myreside)	
COU28: Ex Institute & Primary Pumpherston	√	√	√	√	√	√	√	?	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment / prominent corner brownfield site next to South Village	

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ARM8: Mayfield Armadale	√	√	√	√	√	√	√	?	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Brownfield site /raised ground. Adjacent to former Steel Works.	
HAd4: Loganlea Crescent/Place	√	√	√	√	X	√	√	√	√	√	√	√	√	X	√	√	√	/	X	√	√	?	√	Adjacent to Skolie Burn SSSI & AoSLC in valley
HAd6 Muirhousedykes Mains	√	X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	
HAd7: Meadowhead Ave (North)	√	√	√	√	√	√	√	√	√	√	√	√	√	X	X	√	√	/	√	√	√	?	√	Edge of settlement – Housing Association site

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1/34: Station Rd, Armadale	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment of brownfield ex- Petrol Filling Station site	
HAM8: Muirfield (North St)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment of brownfield frontage of ex-gasholder site	
HAM12(c): Nelson Park	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	/	√	√	√	?	√	Surplus site in WL Open Space & Sports Facilities Strategies	
1/35: 50 East Main Street	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Infill redevelopment site	
CDA: Colinshiel & Heatherfield	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Mitigate effect on adjacent Colinshiel Wood LBS. Structural planting required	

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West																								
CDA: Lower Bathville	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	X	√	?	√	Quarry restoration	
CDA: Tarrareoch	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	X	?	√		
CDA: Netherhouse	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Visible from reinstated rail line	
CDA: Trees Farm	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	X	?	√		
CDA: Standhill (North)	√	√	√	√	√	√	√	√	√	√	√	√	√	X	X	√	√	/	X	√	X	?	√	Visible from A89 approach to town
CDA: Standhill (South)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Visible from A89 approach to town

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2/66: Wester Inch (outline)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	X	?	√		
HBg22: Standhill	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	X	X	?	√	Mitigate Bog Burn flooding. Adjacent Industrial Estate.	
HBg39: Wester Inch (Areas – S/U/V /W(1) & Ph3)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	X	?	√	Remaining parts of wider Strategic Development Area	
HBg24: Napier Avenue - see 136																								

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HBg30: Little Boghead (6) (Ph1)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	X	?	√	Last part of wider redevelopment area. Adjacent to Village Nature Park / pond	
HBg51: Kaim Park Hotel Grounds	√	√	√	√	X	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	/	√		
2/96: HBg54 Garden Cottage Boghead Estate	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	√	/	√	√	√	?	√	Part of Boghead Estate redevelopment	
HBg29: Easton Rd (Ex-Sibcas)	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	√	√	√	√	√	Mitigate Bog Burn flooding with levels	

Does the Proposal / Allocation.....																								
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	Avoid AQMA areas/ avoid exacerbating air quality of AQMAS/ avoid areas which could become AQMAS?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
EOI: Ref /Site (Column 1: Green = Preferred site / Blue = Alternative site / Red = Not Preferred site; arising from the following assessment of 9 SEA topics)																								
HBg45: Jarvey Street	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	√	√	/	√	√	√	/	/	Infill redevelopment site
HBg48: Bathgate Foundry south Ex-Edgar Allen, Whitburn Rd	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	/	√	√	√	√	√	Mitigate Bog Burn flooding
2/104: 36-46 North Bridge Street.	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	√	√	/	√	√	√	/	/	Infill redevelopment site
HBg47: A&B Windyknowe / Glasgow Rd	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Entrance to town.

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Assessment	√, /, ?, X																							
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2/106: Ex Woodthorpe Garden Centre	√	√	√	√	√	√	√	X	√	√	√	√	√	√	X	√	√	/	√	√	√	√	√	Mitigate Bog Burn flooding.
2/108: Charles Cres Boghall	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Infill redevelopment site
2/109: Creamery Garage; 8 Hardhill Rd	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Infill redevelopment site
2/36: 32 Hopetoun Street	√	√	√	√	√	√	√	√	√	√	√	X	√	√	√	√	√	/	√	√	√	/	/	Infill redevelopment site

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	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
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2/40: 12-14 Gideon Street De-allocated	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Infill redevelopment site	
HBg41: Pentland Ave	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	/	√	√	√	?	√	Redevelop former garage court / infilled quarry	
HBg43a: Main Street (a&b)	√	√	√	√	√	√	√	√	√	√	√	X	√	√	√	√	/	√	√	√	?	√	Ground conditions issue	
HBb18: Bathgate Road	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment Site	
HBb5: Redhouse West	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Retain green network buffer along River Almond with SUDs and walkway.	

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HBb16: Beechwood Road	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Infill redevelopment site	
HBb6: Riddochhill Rd	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Mitigate River Almond flooding with levels change.	
HBb:10 West Main Street (West)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	/	√	√	√	?	√	Infill redevelopment site	
HBb:11 West Main Street (East)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	/	√	√	√	?	√	Infill redevelopment site	

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Assessment	√, /, ?, X																							
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HBb19: Ash Grove East = De-allocated	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	/	√	√	√	?	√	Infill redevelopment site
HBr8: Craignn Terrace	√	√	√	√	√	√	√	X	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Barbauchlaw Burn runs through centre of site
HBr6: Harthill Road West	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	
HBr9: Woodhill Road	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	√	√	√	?	√	Drainage issues from land to north
HBr5a/b/c: Westcraigs Road	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	

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Assessment	√, /, ?, X																							
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HBc3: Rashiehill Crescent	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	√	√	√	?	√	Entrance to village
HBc5: Woodmuir Road (West)	√	√	√	√	√	√	√	X	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	
HBc6: Woodmuir Road (East)	√	√	√	√	√	√	√	X	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Woodmuir Burn on south boundary- required green network Suds and walkway.
21/6: Breich Inn	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment site

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Assessment	√, /, ?, X																							
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MUB1: Woodmuir Community Hall	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√		
MUB2: Former Woodmuir Primary School	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√		
HBd1: Woodside Bridgend De-allocated	√	√	X	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	X	√	?	√	Adjacent to local sewage treatment works	

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Assessment	√, /, ?, X																							
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HBD2: Willowdean (South)	√	√	X	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Previously developed site – new regenerated	
COU3: Auldhill	√	√	X	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√		
HUB20:(siteA) Holmes North	X	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	X	√	X	?	√	Former small holding within urban area. Adjacent to Brox Burn.	
4/40: HUB17 Candleworks	X	√	√	√	√	√	√	√	√	X	√	√	√	√	√	√	/	√	X	√	?	√	Redevelopment of contaminated site adjacent to Industrial Estate & Canal	
HUB29: Site C Holmes North De-allocated	X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment of former farm buildings site	

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Assessment	√, /, ?, X																							
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HUB13: Site B Holmes North	X	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	X	√	X	?	√	Former small holding within urban area. Adjacent to Brox Burn.	
HUB12: Greendykes Rd	X	√	√	√	√	√	√	√	√	X	√	√	√	√	√	√	/	√	X	√	?	√	Redevelopment of contaminated site adjacent to Industrial Estate & Canal	
HUB15: Albyn	X	√	√	√	√	√	√	√	√	X	√	√	√	√	√	√	/	√	X	√	?	√	Redevelopment of contaminated site adjacent to Industrial Estate, Bing & Canal	
HUB28: Bridge Place (West) De-allocated	X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√		

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CDA: Greendykes Rd (West)	X	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Settlement edge & impact on Greendykes Road
CDA: West Wood	X	√	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	/	X	X	X	?	√	Adjacent to Industrial Estate & Canal.
CDA: Greendykes Rd (East)	X	√	√	√	√	√	√	√	√	X	√	√	√	√	X	√	√	/	X	√	X	?	√	Adjacent to scheduled Bing. Previously developed east side
CDA: Greendykes Industrial Estate	X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	X	√	?	√	Redevelopment will remove adjacent industrial uses.

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CDA: Almondell	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Adjacent to AGLV & some pockets of former development / mining.
CDA: Raw Holdings	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	X	√	/	X	√	X	?	√	Covers some former smallholdings, rail lines & areas of quarrying.
HEc3: Langton Gardens	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Previously allocated for a primary school. Adjacent Recraig Park
HEc4: Millbank Depot	√	√	√	√	√	√	√	√	√	√	√	√	√	X	X	√	√	/	√	X	√	?	√	Redevelopment site. Adjacent to AGLV and sewage works.
HEc5: Camps Cottage	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	X	/	√	X	√	?	√	Part former bing and potential contaminated ground

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HEc6: Broompark Farm	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	X	/	√	√	√	?	√	Redevelopment of former farm /garden centre site between villages.
HEc7: Calderhall Terrace De-allocated	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment of former decant housing site
HFh20: Lanrigg Road (3)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Edge of settlement; adjacent to Eastfield Bing
HFh8: Meadow Crescent	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment of contaminated former gas works site.

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HFh11: Shotts Road	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Edge of settlement
HFh10: Park View (West)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	√	√	X	?	√	Adjacent to Burn. Deep Peat
HFh14: Croftfoot Farm <b>De-allocated</b>	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Surrounded by existing development. Difficult access	
HFh15: Croftfoot Drive	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	X	?	√	Under construction	
HFh7: Eastwood Park, Lanrigg Road (1)	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√		

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HFh18: Lanrigg Road (2)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Edge of settlement; adjacent to Eastfield Bing
HFh19: Sheephouse hill (North)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Under construction
HKn2: Station Road	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Adjacent to rail line and overhead pylons on east part of site. Developed on 3 sides	
HKn7: Station Road (East)	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Adjacent to rail line and overhead pylons on west part of site. Developed on 3 sides	

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HKn8(1): Camps Junction East <b>De-allocated</b>	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Edge of settlement / entrance to village. Adjacent to rail line and pedestrian over-bridge.
HLI29: Stockbridge North (2)	X	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Adjacent to Mains Burn.
HLI27: Bus Depot, High St	X	√	√	√	√	√	√	√	√	√	√	X	√	√	√	√	√	/	√	√	√	?	√	Redevelopment of former depot key building at Cross.
HLI26: The Vennel <b>De-allocated</b>	X	√	√	√	√	√	√	√	√	√	√	X	√	√	√	√	√	/	√	√	√	?	√	Redevelopment of poor, flat-roofed commercial buildings .

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10/83 Westerlea Linlithgow	√	√	√	√	X	√	√	√	√	√	√	√	X	√	√	√	√	/	√	√	√	?	√	Site TPO / previous development
HLv79: Forth Drive Craigshill	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment of former bothy building site.
HLv122: Deans West/ Hardie Rd	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	X	√	?	√	Adjacent to M8 and Industrial Estate
HLv115: Old Wood Place Eliburn PhA&B	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Adjacent to mature woodland and new District Park.

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HLv128 Inveralmond CHS playing field (NW)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	/	X	√	√	?	√	Loss of 3 playing fields – accords with Sports Facilities Strategy and provision within adjacent School site.
HLV136: Brucefield	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	X	X	?	√	Adjacent to Industrial Estate and co-joins with Polbeth.	
HLv137: Deans South	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	/	√	Partially redeveloped site	
AVO10: Alderstone Road	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Made ground relating to formation of adjacent Stadium	

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HLv68: Former Lab; Craigshill	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment of former commercial buildings.
HLv110 Centre Interchange De-allocated	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	√	/	√	√	√	?	√	Within Town Centre - adjacent to "Spine Road"
AV008: Almondvale Stadium	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	/	√	X	√	?	√	Adjacent to River Almond and sports stadium.
HLv73: Bellsquarry (16)	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	√	/	X	√	√	?	√	Former allocated school site. Adjacent to Dedridge Burn and Plantation

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Assessment	√, /, ?, X																							
EOI: Ref /Site (Column 1: Green = Preferred site / Blue = Alternative site / Red = Not Preferred site; arising from the following assessment of 9 SEA topics)																								
HLv123: Almond Jct (S) De-allocated	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	/	√	√	√	?	√	Many services cross site
HLv76: Craigshill (35)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment of former commercial building on site.
HLv85: Dedridge East (R2)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Adjacent to mature woodland.
HLv129: St Ninian's Primary School (North) De-allocated	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	/	√	√	√	?	√	Impact on available /adjacent open space at Lanthorn Park

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HLv26 Ballantyne Place (South)	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Former cottages site; adjacent Nell Burn & Peel Park.	
HLv111: Kirkton North 10B	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	X	X	?	√	Adjacent to Waste Water Treatment Works & entrance to Town.	
HLv106: Kirkton North R5	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	X	?	√	Former allocated school site adjacent to Heritage Centre.	
HLv109: Cousland Interchange(E)	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	√	√	√	?	√	Related to Fastlink Bus road reorganisation scheme and adjacent to "Spine Road".	
<b>De-allocated</b>																								

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HLv94: Murieston South R1 <b>De-allocated IN PART</b>	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	/	√	√	√	?	√	Part site a former quarry at entrance to scheme / adjacent to green space.	
HLv59: Murieston South 6A	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Burn on south boundary and mature woodland to north.	
HLv61: Murieston South 8	√	√	√	√	X	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment of former farm site. Tree Preservation Order of site.	
99/5: Adelaide Street Craigshill	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Small infill redevelopment site	

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CDA: Mossend (A)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Already received planning permission
CDA: Mossend (B)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	
CDA: Cleugh Brae	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Adjacent to West Calder Burn / undermining and Bing
CDA: Gavieside Farm	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Adjacent to River Avon & Breich Water/ areas of poor ground conditions
11/12: 1 Hillside Place Longridge	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	

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HLr3: Curling Pond Lane	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Edge of settlement
HLr6: Fauldhouse Road North	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Edge of settlement
HLv100: New Calder Paper Mill	√	√	√	√	√	√	√	X	√	√	√	√	√	√	X	√	√	/	X	√	√	?	√	Frontage plots
HLv134: New Calder Paper Mill	√	√	√	√	√	√	√	X	√	√	√	√	√	√	X	√	√	/	√	√	√	?	√	Redevelopment of former mill site – adjacent to River Almond

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COU36: Ex-Bowling Club Philpstoun	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Small infill site	
HWc12: Limefield Mains <b>De-allocated</b>	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	X	?	√	Adjacent to rail line and ethylene gas pipeline.	
HWc10: Polbeth Farm	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	√	√	√	?	√	Redevelopment of former farm buildings	
HLv98: Drum-shoreland / Kirkforfar (A)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	X	√	?	√	Redevelopment of former brickworks. Adjacent to re-worked Drumshoreland Bing	

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HLv99: Drum-shoreland / Kirkforfar (B)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	X	√	?	√	Redevelopment of former brickworks. Adjacent to re-worked Drumshoreland Bing	
HLv119: Pumpherston Golf Course <b>De-allocated</b>	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	X	/	√	√	√	?	√	North part of site redevelopment & contaminated	
HSb8: Stoneyburn Workshops (N)	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	√	√	√	?	√	Redevelopment of former school playground. Edge of settlement	
HSb7: Stoneyburn Farm (West)	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√		

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HSb6: Stoneyburn Farm (East)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	√	X	√	?	√	Partly developed. Adjacent to sewage works
15/40: Burngrange Park	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	√	√	√	?	√	Infill west part of Burngrange recreation ground – re-provided at Hermand Park
HWc8: Station Yard <b>De-allocated</b>	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	√	X	√	?	√	Adjacent to rail line Partly developed/ contaminated site.	
HWf1 HWf2: North & South Logiebrae	√	X	X	√	√	X	√	X	√	√	√	√	√	√	X	√	√	/	X (west)	√	X west part	?	√	Redevelopment of cleared former paper mill site (HWf2). Straddles Logie Water

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HWb4: Polkemmet	√	√	√	√	√	?	√	/	√	√	√	√	√	√	X	√	√	√	X	X	X	√	√	Former mine site. Straddles Cultrig Burn.
HWb14: Dixon Terrace South (sites 2&3)	√	√	√	√	√	√	√	/	√	√	√	√	√	√	X	√	√	/	√	X	√	√	/	Adjacent to Cultrig Burn. Scope for SUDs in walkway alongside burn
HWb11: Whitdale, East Main Street	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	/	√	√	√	√	?	√	Redevelopment of derelict site
HWb13: St Joseph's Primary –South	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	/	√	√	√	√	?	√	Upgrade of adjacent school pitch

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	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
EOI: Ref /Site (Column 1: Green = Preferred site / Blue = Alternative site / Red = Not Preferred site; arising from the following assessment of 9 SEA topics)																								
HW3: Castle Road	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Partly derelict site	
CDA: Niddry Mains ( North)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	X	X	?	√	Adjacent to M9 and rail line. Forms new edge of settlement.
CDA: Glendevon (South) (A)	√	√	√	√	X	/	√	√	√	√	√	√	√	√	X	√	√	/	X	X	X	?	√	
CDA: Glendevon (South) (B)	√	√	√	√	X	/	√	√	√	√	√	√	√	√	X	√	√	/	X	X	X	?	√	Straddles Glendevon Pond. Forms new edge of settlement.
CDA: Glendevon (South) (Balance)	√	√	√	√	X	/	√	√	√	√	√	√	√	√	X	√	√	/	X	X	X	?	√	

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Assessment	√, /, ?, X																							
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CDA: Myreside South	√	√	√	√	√	/	√	√	√	√	√	√	√	√	X	√	√	/	X	X	X	?	√	Adjacent two rail lines.
CDA: Glendevon (North)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	√	X	X	X	√	√	Adjacent to Auldcathie landfill site.
CDA: Claypit	√	√	√	√	X	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	√	√	Adjacent to rail line in cutting. Part of site former claypit and associated scrub land.
CDA: Niddry Mains (South)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	X	X	?	√	Adjacent to worked Niddry Bing and M9. Forms new edge of settlement.

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<i>Employment Sites</i>																								
EAd3: Addiewell West	√	X	X	√	√	√	X	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Already serviced site
EBg2: Easter Inch	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	X	?	√	
EBg3: Inch Wood South	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	
EBg8a&b(Part): Starlaw Farm <b>De-allocated</b>	√	X	X	√	√	√	X	√	√	√	√	√	√	√	X	√	X	/	X	X	X	?	√	Adjacent to Easter Inch Moss & Seafield Law LNR/ within Countryside Belt.
EBb1: Riddochhill	√	X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Undergoing rehabilitation.

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EBg7: Pottishaw	√	X	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	√	√	√	?	√	Remaining part of overall development
EBg7: Pottishaw (A2)	√	X	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	√	√	√	?	√	
EBb2: Inchmuir Whitehill	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	
EBb4: Pottishaw Place	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	
EBd1: Bridgend Bing	√	X	X	√	√	√	X	√	√	√	√	√	√	√	X	√	√	/	√	X	√	?	√	Partially occupied rehabilitated Bing. Adjacent to Golf Course & village.

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EUB1: Youngs Road South	X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√		
EUB5: Clifton View	X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√		
EUB6: Clifton View	X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√		
EUB7: Youngs Road North	X	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	√	√	√	?	√		
EEw2: Whitrigg North East	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	√	X	√	?	√	Adjacent to Care Home. Brownfield site.	
EEw3: Whitrigg South West	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Possible contamination from former colliery	

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ELi2: Boghall East,	X	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	X	X	X	?	√	Adjacent to Springfield residential Estate / on entrance to town
ELi4a: Mill Rd Industrial Estate	X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	
Eli4b: Mill Rd Industrial Estate	X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Adjacent to River Avon & M9
ELi8: Blackness Road	X	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	√	/	X	√	X	?	√	Adjacent to M9, albeit in cutting. Visible from adjacent Falkirk AGLV
ELv2: Brucefield Park (West)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	

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ELv3: Brucefield (East)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√		
ELv5: Nairn Road (North East)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√		
ELv9:a&b Dunlop Square West	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Adjacent to large ethylene pipeline	
ELv15: Caputhall Rd East, Deans	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Adjacent to M8, albeit in cutting. Part of rehabilitated Deans Bing site.	

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ELv16: Caputhall Rd Central, Deans	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Part of rehabilitated Deans Bing site.	
ELv17 (a1): Caputhall Rd West, Deans	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√		
ELv17 (b): Caputhall Rd West, Deans	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√		
ELv18: Caputhall Rd, Deans	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Allocated for Recycling / Waste Transfer Station. Former mine-head on site	

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Assessment	√, /, ?, X																							
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ELv21: Appleton Parkway (W) Eliburn Campus	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	√	/	X	√	√	?	√	Adjacent to Lochshot Burn & Greenway / AoSLC
ELv22: Appleton Parkway (NW) Eliburn Campus	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Adjacent to rail-line / new housing.
ELv23: Appleton Parkway (NE) Eliburn Campus	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Adjacent to rail-line / Deans housing redevelopment area.

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage				Landscape & Townscape			Material Assets		Population & Health	Soil	Water	Comment			
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control/ Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
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ELv24: Houston Road (North)Eliburn Campus <b>De-allocated</b>	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	√	/	X	√	√	?	√	Adjacent to rail-line / and Nell Burn Green way.
ELv25: Appleton Parkway (East) Eliburn Campus	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	√	/	X	√	√	?	√	Adjacent to Lochshot Burn & Greenway / AoSLC & Eliburn Park.
ELv26: Appleton Parkway (South)Eliburn Campus	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	√	/	X	√	√	?	√	Adjacent to Lochshot Burn & Greenway / AoSLC.

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage				Landscape & Townscape			Material Assets		Population & Health	Soil	Water	Comment			
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
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ELv27: Appleton Parkway (South West) Eliburn Campus	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	X	√	?	√	Adjacent to housing at Kirktion North.	
ELv28: Appleton Parkway (SE) De-allocated IN PART	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√		
ELv30: Nettlehill Road (West)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√		

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage				Landscape & Townscape			Material Assets		Population & Health	Soil	Water		Comment		
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
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ELv34: Firth Road (South)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√		
ELv36: Nettlehill Road (East)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	X	√	?	√	Adjacent to Craigswood Centre	
ELv39 (a,b,c,d): Ex-Rosebank Nursery	√	√	√	√	√	√	√	X	√	√	√	√	X	√	√	√	/	X	√	√	?	√	Farmstead demolished and site serviced. Adjacent to Killendean Burn & Greenway	
ELv41c: Alba Campus	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Adjacent to West Calder Burn	
ELv41d: Alba Campus	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Adjacent West Calder Burn	

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage				Landscape & Townscape			Material Assets		Population & Health	Soil	Water		Comment		
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control/ Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
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ELv41e: Alba Campus	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	√	?	√	
ELv41h: Alba Campus	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Adjacent Wilderness Wood AoSLC
ELv43: MacIntosh Road	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Within Kirkton Campus	
ELv44: MacIntosh Road (West)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Partially developed as Sky overspill car park	
ELv45: Kirkton Road (South)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Within Kirkton Campus	

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SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage				Landscape & Townscape			Material Assets		Population & Health	Soil	Water		Comment		
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control/ Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
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ELv46: Gregory Road (East)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Within Kirkton Campus	
ELv47: Gregory Road (West)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Within Kirkton Campus	
ELv48: Gregory Road	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Within Kirkton Campus	
ELv49: Gregory Road	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Within Kirkton Campus	
ELv54: Linhouse Preferred in PART De-allocated in PART	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	√	/	X	√	X	?	√	Burn realigned. Within Countryside Belt. Adjacent to SSSI & AGLV	

Does the Proposal / Allocation.....																								
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	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
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ELv59: a & b Williamston North	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√		
ELv60: Williamston South	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Farm demolished. Within Countryside Belt. Adjacent to rail-line	
ELv68: Houstoun Interchange (NW)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√		
ELv57 (b,c,d,e,f): Starlaw Park	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Adjacent to Tailend Moss SSSI	

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage				Landscape & Townscape			Material Assets		Population & Health	Soil	Water		Comment		
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
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ELv61: Deer Park	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	/	√	√	√	?	√	Adjacent to M8. Made ground	
ELv64 Beugh Burn (NW part De-allocated)	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	X	/	√	√	√	?	√	Former tip / made ground and diverted Beugh Burn through site	
ELv65: TU8 Almondvale Business Park De-allocated	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	X	√	?	√	Within Almondvale Centre. Adjacent to WL College & hotel. Flats to west across road.	
ELv66: TU9 Land at Almondvale Business Park De-allocated	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Within Almondvale Centre	

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	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
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ELv67: TU10 Land at Almondvale Business Park De-allocated	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Within Almondvale Centre	
EWb3: Drum Farm	√	X	X	√	√	√	X	√	√	√	√	√	√	X	√	X	/	√	X	√	?	√	Rehabilitated opencast mine compound. Within Countryside Belt. Adjacent steadings	
EWb5: Balgornie NW Whitburn	√	√	√	√	√	√	√	√	√	√	√	√	X	X	√	√	X	X	X	√	?	√	Adjacent to new M8-J4a, River Almond & Tippethill Care Home. Within Countryside Belt.	

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage					Landscape & Townscape			Material Assets		Population & Health	Soil	Water		Comment	
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
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Newton North	√	√	√	√	√	√	√	√	√	√	√	√	X	√	X	√	√	/	√	√	√	?	√	Previous electronics site now used for heavy engineering
Trees Farm Armadale CDA	√	√	√	√	√	√	√	√	√	√	√	√	√	X	X	√	X	/	X	√	X	?	√	Adjacent to rail line, A801 & Boghead Burn.
Camps CDA Industrial Est expansion	√	√	√	√	√	√	√	X	√	√	√	√	√	√	X	√	X	/	X	X	X	?	√	Adjacent to A71, Gogar Burn & Burnhouse Farm steadings
Almond North: West Livingston CDA	√	√	√	√	√	√	√	X	√	√	√	√	√	√	X	√	X	/	X	X	X	?	√	Set back from Almond Pools with south boundary at foot of slope

Does the Proposal / Allocation.....																								
SEA Topic	Air			Biodiversity			Climatic Factors		Cultural Heritage					Landscape & Townscape			Material Assets		Population & Health	Soil	Water		Comment	
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport ?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland / geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network ?	Occupy a relatively efficient location in terms of energy consumption	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest, or	Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of "Greenfield" land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?	
Assessment	√, /, ?, X																							
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Almond South: West Livingston CDA	√	√	√	√	√	√	√	X	√	√	√	√	√	√	X	√	X	/	X	X	X	?	√	Adjacent to River Almond, Pools & AoSLC.
East Mains Broxburn CDA	X	√	√	√	X	√	√	√	√	√	√	√	√	√	X	√	√	/	X	√	X	?	√	Adjacent to rail line. Great Crested Newt Pond
Winchburgh CDA – Myreside E&W	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	X	/	X	X	X	?	√	Highly visible from elevated M9 & adjacent to rail line, albeit mostly in cutting.	
COU32: Bathville Cross Armadale	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	Redevelopment sites

Does the Proposal / Allocation.....																								
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TCU1: Ex-Trim Track Livingston	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	X	√	/	X	√	√	?	√	Surplus OS site adjacent to River Almond
TCU2: Site South WL College, Almondvale Boulevard	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	
TCU4: Site west of Almondvale Roundabout	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	

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TCU5: Site south of Lidl, Almondvale Stadium Site	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√		
TCU6: Site east of Almondvale Stadium	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Partly sloping site	
TCU7: Site east of Almondvale Stadium	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	X	√	√	?	√	Adjacent to Almond and susceptible to flooding	
COU23: Ex-Community Centre Bathgate	√	√	√	√	√	X	√	X	√	√	√	√	√	√	X	√	/	√	√	√	/	√	Redevelopment site – loss of Community Garden	

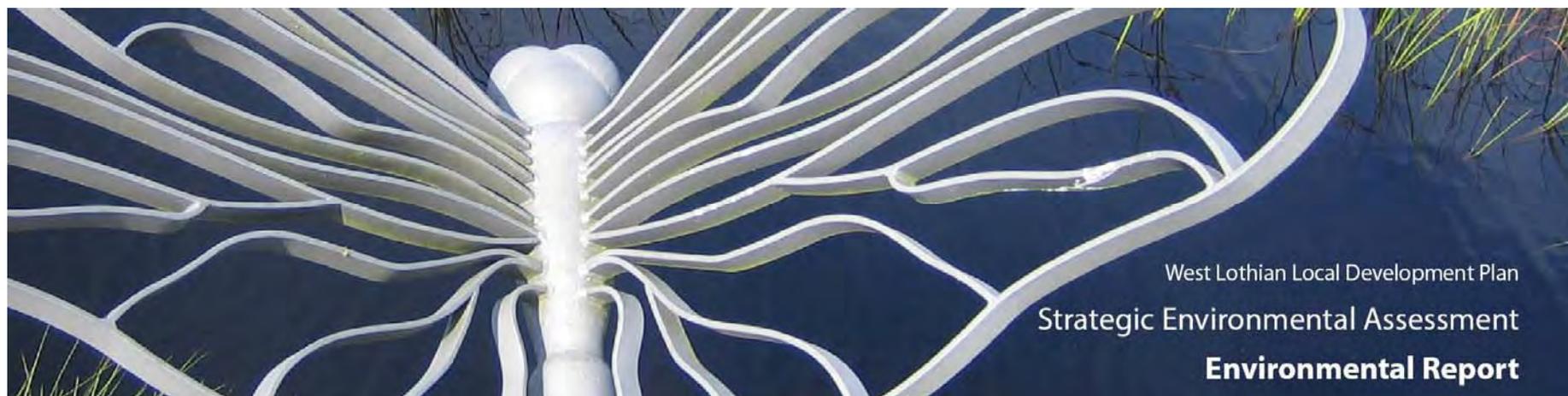
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PJ0001 Whitrigg Whitburn	√	X	X	√	√	√	√	X	√	√	√	√	√	√	X	√	X	/	X	X	X	?	√	
PJ0002 Foulshields Rd Stoneyburn	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	?	√	
PJ0003 Northern Auto Salvage Addiewell	√	X	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	/	√	X	√	/	√	Depot adjacent to Prison
PJ0004 Ex-Levi Factory Whitburn	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	/	√	X	√	/	√	On West Main Street adjacent to entrance to Heartlands

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PJ0005 Eagle Brae Depot, Livingston	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	√	√	√	/	√		
PJ0006 Burnhouse Dechmont	√	√	√	√	√	√	√	√	√	√	√	√	X	X	√	√	/	X	√	X	/	√	Adjacent to Brox Burn	
PJ0007 Croftfoot Farm Fauldhouse	√	X	X	√	√	X	√	√	√	√	√	√	√	X	√	√	/	X	√	√	/	√		

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<i>New HLA 2013 Sites</i>																								
Bloomfield Place Bathgate	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	/	√	√	√	/	√		
Former garage site, East Main Street Blackburn	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	/	√	Removal of old tanks	
DI28: Glen Rd/ Broomyknowe Drive Livingston	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	√	√	√	/	√	Site of Former Deans House	

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15/41: Gavieside (Briestonhill) Polbeth	√	√	√	√	X	X	√	√	√	√	√	√	√	√	X	/	√	/	X	√	X	?	√	Former Miners Row and associated Moss
LIV23: Crofthead Centre Livingston	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	/	√	√	√	/	√	Adjacent to Local Centre
15/42 West Mains Farm West Calder	√	X	X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	X	/	√	

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15/43: Longford Farm West Calder	√	X	X	√	√	√	√	√	√	√	√	√	√	√	√	√	/	X	√	X	/	√		
1/37: Craigengall Farm	√	X	X	√	X	√	√	√	√	√	√	√	√	√	√	√	/	X	√	X	/	√		



**West Lothian Local Development Plan: Main Issues Report SEA: Appendix 3 - Monitoring Scheme**

SEA Objectives	Monitoring Proposed	Reason	Measures and Methods	WL Monitoring Statement
<b>Air</b>				
Keep air pollution below Local Air Quality Management thresholds	Air quality monitoring data.	To better understand the effect of the LDP has on air quality.	Information from West Lothian Council Environmental Health Service.	
	The health of the population living within Air Quality Management Areas in West Lothian.	Accord with SEPA requirement to better understand the effect of the LDP on air quality.	Information from Community Health Care Partnership (CHCP) & NHS Lothian.	
Minimise the need to travel by private car and promote sustainable transport modes.	Number of schools covered by school travel plans in West Lothian.	School travel plans promote the use of sustainable transport methods to reach school, hence the greater number of schools covered by school travel plans, the more that has been done to reduce non-essential trips.	Information from WLC Education Services & Public Transport section.	

SEA Objectives	Monitoring Proposed	Reason	Measures and Methods	WL Monitoring Statement
	Number of new housing units approved within reasonable walking distance (1600m) of local facilities and public transport hubs.	PAN 75 indicates that 1600m is the maximum threshold of observed behavior for walking to local facilities. Locating new development within threshold suggests non-essential car trips should be reduced.	Monitoring of the WLC Weekly List of planning applications to identify new developments within and out with this threshold. Monitoring of housing development through the annual Housing Land Audit. SPG on Travel Plans and developer contributions if after temporary moratorium period from January 2014, it is reintroduced.	
	Parking rates and numbers in town centres.	A reduction in parking rates in town centres could indicate a reduction in the number of trips by private motor transport.	Information from WLC Transportation section.	
	Number of houses in new developments within 400m of a bus stop.	Locating new development within 400m of a bus stop should make using public transport more attractive and reduce the number of trips by private car.	Monitoring of the WLC Weekly List of planning applications to identify new developments within and out with this threshold. Monitoring of housing development through the annual Housing Land Audit.	
	Usage of sustainable transport modes.	Will indicate whether usage of public transport is increasing.	Information from WLC Public Transport section.	
	Total length of new pedestrian / cycle routes.	By expanding the network of pedestrian and cycle routes, walking and cycling will be promoted.	Information from WLC Transportation Service and Sustrans.	
<b>Biodiversity, Flora and Fauna</b>				
As defined in the WL LBAP, Safeguard and enhance priority habitats and species  Maintain and enhance the populations of European Protected Species and other legally protected species.	Area of priority habitat types across West Lothian	Any loss of area of priority habitat type will be identified by this measure.	Eventual update of the Phase 1 habitat survey, subject to finance. Last updated 1993/4.	
	The effectiveness of mitigation measures put in place to reduce the impact on protected species.	To understand whether mitigation measures proposed in the Local Development Plan are effective in avoiding adverse impacts on European Protected Species.	Maintain a register of mitigation measures identified within the Environmental Report that is updated when the projects with which they are associated proceed.	

SEA Objectives	Monitoring Proposed	Reason	Measures and Methods	WL Monitoring Statement
	Number and conservation status of priority species identified within the WL LBAP.	Any local extinctions or changes in conservation status will indicate whether priority species are being effectively safeguarded.	By liaison with SNH.	
	The conservation status of legally protected species known to occur within West Lothian.	To understand whether these protected species are being effectively safeguarded.	By liaison with SNH.	
Increase and enhance biodiversity in the wider council area.	Creation of new woodland.	New woodland should increase biodiversity in the wider environment.	Existing WL Development Plan Monitoring Report indicator Annual return for Central Scotland Forest Strategy monitoring report.	
	Number and total area of different types of habitat networks across West Lothian.	Better connected environments enhance biodiversity.	From data collected by the West Lothian Green Network Study for the LDP MIR.	
	Percentage of less-favoured habitat within that network.	If the proportion of less-favoured habitat reduces, biodiversity will be enhanced.	From data collected by the West Lothian Green Network Study for the LDP MIR.	
	Number of sites where additional habitat enhancement work has been secured.	Shows the extent of habitat enhancement work that has been undertaken.	Capital allocations within WLC NETs & Land Services capital budget for green space improvement. Annual return to Central Scotland Forest Strategy monitoring report.	
Avoid adverse affects on the integrity of Natura 2000 sites.	Number of Local Nature Reserves designated.	A reduction in the number of these sites will indicate these locally special areas are not being safeguarded.	Liaison with SNH WLC LDP Monitoring Statement	
Protect and enhance Sites of Special Scientific Interest and Wildlife Sites (Local Biodiversity Sites)	Overall area and number of ecological sites protected by local / national designations.	A reduction in the number of these sites will indicate these local /nationally important areas are not being Safeguarded.	Liaison with SNH WLC LDP Monitoring Statement	
Protect and enhance other locally designated sites of biodiversity & geodiversity value.	Loss / damage to ecological & geomorphological sites.	The less damage caused to ecological sites the better they are being safeguarded.	WLC LDP Monitoring Statement	

SEA Objectives	Monitoring Proposed	Reason	Measures and Methods	WL Monitoring Statement
Reduce the impact of invasive species.	Monitoring the extent and impact of invasive species.	A reduction in the extent and impact of invasive species will demonstrate that this objective is being met.	Information from River Forth Fisheries Trust who undertake invasives work for WLC, but more detailed baseline information in relation to the extent and impact of invasive species is required.	
Protect and enhance eco-systems.	The extent and quality of eco-systems across West Lothian.	If the extent and quality of eco-systems does not diminish or increases then this objective will be being met.	No comprehensive study of the extent and quality of ecosystems across WL is planned, though WLC will participated in a study (2014/15) on eco-system services in relation to the Pentland Hills under the EU funded OPREA programme, via Edinburgh & Potsdam Universities.	
<b>Population and Human Health</b>				
Increase the amount of land on the Vacant and Derelict Land Register brought back into beneficial use.	Area of contaminated land and area of contaminated land improved.	Indicates where measures have been used to reduce contaminated land.	Annual return to Scottish Government V&DL survey.	
Increase the amount of potentially contaminated sites which, by development, are de-contaminated	Annual level of vacant and derelict land.	Where level of dereliction is reduced, this SEA objective will have been met.	Annual return to Scottish Government V&DL survey.	
	Percentage of the West Lothian population within 500m of a vacant or derelict site.	Living close to a vacant or derelict site is understood to have an adverse impact on mental well-being.	Annual return to Scottish Government V&DL survey.	

SEA Objectives	Monitoring Proposed	Reason	Measures and Methods	WL Monitoring Statement
Ensure that there is a network of modern recycling facilities available across West Lothian to support the targets within the Zero Waste Plan.	Level of recycling activity/waste arising.	Indicates whether waste production is stabilising or not.	WL Area Waste Plan? Liaison with SEPA	
Reduce waste through maximising the reuse, recycling and recovery of resources.	Identified active landfill Capacity.	With limiting landfill capacity, waste production could be reduced.	WLC LDP Monitoring Statement  WL Area Waste Plan? Liaison with SEPA	
Increase access to open space, recreation facilities and the countryside of West Lothian	Number and length of countryside access routes.	The greater the number and length of countryside access routes, the more access opportunities are enhanced.	Review of the West Lothian Core Path Plan	
	Annual programme of access improvements implemented across West Lothian.	Indicates the level of investment into improving opportunities for access.	Information from WLC NETs, Land & Countryside Services, CSFT, Forestry Commission Scotland	
Encourage the promotion and connectivity of the Central Scotland Green Network (CSGN) within West Lothian and linking to adjacent authorities.	Investment in: the 5 traditional towns and also village centres, gateways projects; transport corridors including Union Canal and NCN 75 & 76 and River Avon Heritage Trail; general parks and open spaces and the 9 Conservation Areas.	Indicates where investment has taken place.	Annual Council budget allocation for NETs, Countryside & Land Services (indicating improvement schemes) and from other organisations such as SNH / FCS / Historic Scotland, National Lottery & Sustrans.	
Reduce the proportion of the population affected by nuisance odour issues.	Number of nuisance odour complaints received per head of the population.	If proportion decreases then, theoretically a reduction is being achieved.	Information from West Lothian Council Environmental Health service.	
Reduce the amount of new development sites which are impacted by HSE consultation zones.	Monitor the number of planning applications received that go through the PADI assessment system.	The number of planning applications received in areas which are impacted by HSE consultation zones should reduce as development in accord with the development plan should have been directed away from these areas.	Information from WLC Development Management in relation to planning applications.	

SEA Objectives	Monitoring Proposed	Reason	Measures and Methods	WL Monitoring Statement
<b>Soil</b>				
Reduce contamination and safeguard soil quality and quantity.	Area of contaminated land and contaminated land improved in West Lothian.	Indications where measures have been employed on development sites to reduce contaminated land and improve soil.	WLC LDP Monitoring Statement  Liaison with WLC Contaminated Land Officer	
Protect prime agricultural land, carbon rich soils and other rare soils.	Prime agricultural land lost to development in West Lothian.	Will indicate whether agricultural land is lost to development potentially suggesting it is not being safeguarded	WLC LDP Monitoring Statement  Monitor WLC weekly list of planning applications and monitor consents	
	Prime quality agricultural land allocated for development in LDP.	A long term reduction in the amount of prime quality agricultural land allocated for development will indicate it is being protected.	Analysis of sites identified as "Preferred" / "Alternative" and "Dismissed" in the MIR as Greenfield (WL SEA ER Appendix 2B) and then allocated within the LDP.	
	Carbon rich or rare soil allocated for development.	A long term reduction in the amount of carbon rich or rare soil allocated for development will show that it is being suitably protected.	Analysis of sites identified as "Preferred" / "Alternative" and "Dismissed" in the MIR as Greenfield (WL SEA ER Appendix 2B) and then allocated within the LDP.	
Increase the amount of derelict land rehabilitated through the development process.	Area of contaminated land and contaminated land improved.	Indicates where measures have been employed to reduce contaminated land.	V&DL return to Scottish Government	
Ensure that Local Geodiversity Sites (LGS) are afforded a suitable level of protection.	LGS which are affected by allocated development sites in LDP.	A long term reduction in the number of LGS affected by allocated development sites will indicate they are being suitably protected.	Analysis of sites allocated within the LDP.	

SEA Objectives	Monitoring Proposed	Reason	Measures and Methods	WL Monitoring Statement
<b>Water</b>				
Prevent deterioration and enhance the status of the water environment as outlined in Water Framework Directive (WFD).  Achieve good ecological status (WFD).	Changes to waterbody status.	Accord with SEPA requirements.	From SEPA's database on the status of water bodies.	
Reduce water pollution (WFD).	Water quality monitoring Data.	Will indicate where pollution has caused deterioration in water quality	From SEPA's database on the status of water bodies.	
Contribute to the mitigation of floods and droughts (WFD).	Flood mitigation measures introduced in West Lothian.	New flood mitigation measures will contribute to the mitigation of floods	Information from WLC Operational Services: Flood Risk Management Team.	
Ensure that new development avoids areas of flood risk and safeguards the functional flood plain.	% of households within SEPA 1 in 200 year coastal and fluvial flood risk areas.	If % of households within the indicative flood plain reduces, then shows that new development within the flood plain is not being approved.	Cross referencing the Council's corporate address gazetteer with SEPAs 1 in 200 year coastal and fluvial flood risk areas.	
Reduce overall flood risk.	Number of flooding events in West Lothian.	If flood risk is reduced then the number of flooding events where people are affected should slowly reduce.	Information from WLC Operational Services: Flood Risk Management Team.	
	The proportion of new development in areas at risk of flooding in West Lothian.	Accord with SEPA requirements.	Monitoring of the WL Weekly List of planning applications to identify new developments within the indicative flood plain.	
	The proportion of new development in areas at risk of flooding where SEPA have objected to the application for planning permission.	In the majority of circumstances where new development occurs in an area of flood risk it will be due to specific mitigation being identified which will reduce flood risk to the satisfaction of SEPA.	Screening those developments approved within the indicative flood plain to identify those which have not been objected to by SEPA.	
Maximise the potential of SUDs to ameliorate pluvial flood risk.	Number of developments where existing pluvial flooding has been reduced through on site management.	An increasing number of developments achieving this will indicate that this objective is being met.	Information from WLC Development Management and the Flood Risk Management Team.	

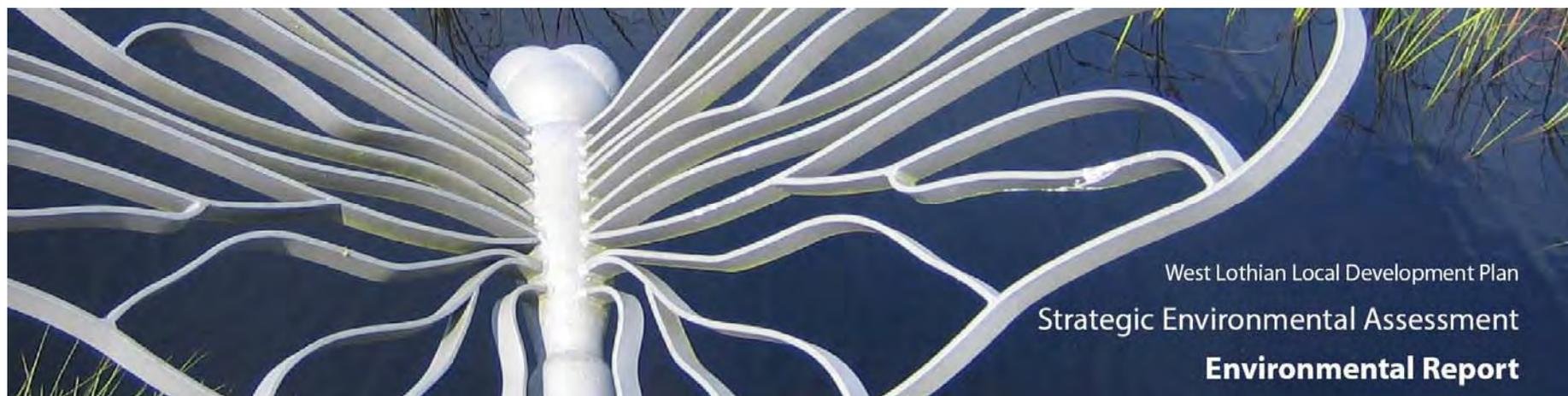
SEA Objectives	Monitoring Proposed	Reason	Measures and Methods	WL Monitoring Statement
<b>Climatic Factors</b>				
Reduce greenhouse gas emissions through sustainable location of development.	The number of planning applications granted for the re-use of existing buildings.	The re-use of existing buildings as an alternative to entirely new development should reduce the amount of energy put into the development process.	Monitoring of the WL Weekly List of planning applications to identify new developments which reuse existing buildings.	
	Number of new housing units approved within reasonable walking distance (1600m) of local Facilities.	PAN 75 indicates that 1600m is the maximum threshold of observed behavior for walking to local facilities. Locating new development within this threshold, so non-essential car trips should be reduced.	Monitoring of the WL Weekly List of planning applications to identify new developments which reuse existing buildings.	
	Number of houses in new developments within 400m of a bus stop.	Locating new development within 400m of a bus stop should make using public transport more attractive and reduce the number of trips by private car.	Monitoring of the WL Weekly List of planning applications to identify new developments which reuse existing buildings.	
Improve West Lothian's resilience to future climate change impacts.	Track annual climate projections to identify predicted climate change in West Lothian and assess impacts. Determine measures which can be employed to improve resilience.	Once an adequate understanding of the impacts of future climate change and measures to improve resilience to it is achieved, detailed monitoring proposals will be able to be formed.	Information from WLC Climate Change Policy Officer.	
Reduce overall flood risk of LDP sites.	Number of sites allocated for development within areas of known flood risk.	The most sustainable way to reduce overall flood risk is to avoid building on sites which are in areas of high flood risk.	Analysis of LDP sites.	
	Sustainable flood alleviation projects implemented.	Upper catchment management is a more sustainable way of reducing flood risk than the construction of new flood defences.	Information from the WL Flood Risk Management Team and other partners who are involved in the delivery of sustainable flood alleviation.	
Promote renewable energy generation.	Renewable energy generation.	To show whether installed renewable energy generation capacity is increasing or not.	Information from WLC Renewables Officer.	

SEA Objectives	Monitoring Proposed	Reason	Measures and Methods	WL Monitoring Statement
<b>Material Assets</b>				
Improve design quality within the built environment.	Number of areas of townscape value, such as Conservation Areas and Areas of Special Control.	An increase in the number of areas of townscape value would indicate an overall enhancement of townscape quality.	Information from WLC Development Management.	
	Number of townscape heritage initiatives.	The more townscape heritage initiatives in place the more townscape quality is likely to be enhanced.	Work with Heritage Lottery officers as West Lothian has 5 years with favoured area status, as well as various Town Centre Management & BID Groups.	
	Level of investment in townscape improvement projects.	Will broadly indicate where improvements to townscape quality are being implemented.	Work with various Town Centre Management & BID Groups.	
	Number of planning applications refused on design grounds.	A high number of planning applications being refused on design grounds would indicate that design policies are being strictly applied, that should lead to a raising of overall design quality.	Information from WLC Development Management.	
Reduce levels of traffic congestion within West Lothian.	Reported levels of traffic congestion.	If level reduces then objective will be being met.	Information from WLC Transportation Unit.	
Slow down the rate of traffic growth on the road network.	Rate of traffic growth.	If rate slows then this objective will be being met.	Information from WLC Transportation Unit.	
Protect against the fragmentation of the core path network.	Total length of the core path network available to use.	If the total length of the core path network reduces, then some of it will have been lost.	Information from WLC Countryside Services Rangers.	
Improve the quality of the core path network.	Total length of improved core path network.	Not all of the core path network is in an improved state. Monitoring the amount of improved core path network can indicate whether this objective is being met.	Information from WLC Countryside Services Rangers.	
Improve the provision and distribution of recreation facilities throughout West Lothian.	Number of sports and leisure centres across West Lothian and their proximity to communities.	Current levels of provision identified in Sports Facilities Strategy and implementation indicates whether the situation is improving, or not.	Information from WLC Sports & Outdoor Education Service.	

SEA Objectives	Monitoring Proposed	Reason	Measures and Methods	WL Monitoring Statement
Enable the development of low carbon and renewable energy technologies within West Lothian	Renewable energy generation	To show whether installed renewable energy generation capacity is increasing or not. If it is increasing then its development is being effectively enabled.	Information from WLC Renewables Officer.	
Safeguard valuable mineral deposits from sterilization through inappropriate development.	Number of developments granted planning permission where sterilisation of mineral resources has been raised as an issue in the determination process.	Monitoring will indicate whether development is leading to mineral sterilisation or not and whether the safeguarding of valuable deposits is occurring.	Information from WLC Development Management.	
Minimise demand on primary resources.	Level of recycling activity and waste arising.	Monitoring will show whether the recycling of materials is increasing or not.	Information from WLC Development Management.	
	Number of new development applications which have demonstrated the maximisation of recycled or re-used materials through the construction process.	Monitoring will show whether positive steps are being implemented through the planning process to increase the re-use and recycling of materials.	Information from WLC Development Management and Building Standards.	
	Type, location and consents of mineral workings.	If no further consents for mineral workings are being granted then an effort is being made to limit supply and consequently reduce consumption.	Information from WLC Development Management.	
	Number of applications approved for mineral extraction or extensions to mineral extraction licenses.	If no further consents for mineral workings are being granted then an effort is being made to limit supply and consequently reduce consumption.	Monitoring the weekly list for consents to extract minerals	
	Number of new planning applications that have been approved with a site waste management plan.	Monitoring will indicate whether positive steps are being taken through the planning process to increase the re-use and recycling of materials	Information from WLC Development Management.	
<b>Cultural Heritage</b>				
Protect and, where appropriate, enhance the historic environment.	Number of Conservation Area Appraisals and subsequent Conservation Area Management Plans completed.	The recent completion of a conservation area appraisal is a key factor in safeguarding conservation areas	Information from WLC Development Management.	
	Listed buildings brought back into use or demolished.	This indicator will show the positive use of listed buildings brought back into use and the failures of listed buildings being Demolished.	Information from WLC Development Management.	

SEA Objectives	Monitoring Proposed	Reason	Measures and Methods	WL Monitoring Statement
	Number of sites of archaeological interest	A reducing number of sites of archaeological interest would indicate that the objective of safeguarding sites of archaeological interest was not being realized.	Information from Historic Scotland & RCAHMs and council archaeological advisor, West of Scotland Archaeological Service.	
	Number of Scheduled Ancient Monuments (SAM) or other archaeological resources preserved in-situ whilst under development pressure.	This indicator will show whether policies designed to protect the historic environment are achieving their aim of preserving archaeological resources in-situ.	Information from WLC Development Management.	
	Number of planning consents granted where scheduled ancient monuments and / or gardens and designated landscapes are affected.	This indicator will show whether policies designed to protect the historic environment are achieving their aim of preserving SAM in-sit	Information from WLC Development Management & Historic Scotland.	
<b>Landscape &amp; Townscape</b>				
Protect and enhance the distinctive character of the landscape.	Investment in: gateways projects; transport corridors including Union Canal and River Avon Heritage Trail; general parks and open spaces and the 9 Conservation Areas.	Highlights where investment has occurred.	WLC Annual Council budget allocation for NETs, Countryside & Land Services (indicating improvement schemes) and from other organisations such as SNH / FCS / Historic Scotland, National Lottery & Sustrans.	
	Countryside Belt and Prime agricultural land lost to development.	Highlights whether countryside and open land is being retained or not.	WLC LDP Monitoring Statement	
	Housing completions by settlement and brownfield / greenfield split.	An increase in the proportion of new housing on brownfield land would indicate that countryside and open land is being protected	Annual Housing Land Audit returns.	
Ensure new development does not exceed the capacity of the landscape to accommodate it.	Landscape Assessment & Capacity Study.	Identifying what landscape character and capacity there currently is, a view can be formed of whether new development has exceeded that capacity.	Recommendations in LCA (2012).	

SEA Objectives	Monitoring Proposed	Reason	Measures and Methods	WL Monitoring Statement
Restore landscapes degraded as a consequence of past industrial action.	Positive change in landscape (in context of mineral site restoration and aftercare).	This indicator shows where derelict mineral sites have been re-greened.	Information from WLC Development Management.  V&DL return to Scottish Government	
Protect and enhance Areas of Great Landscape Value (AGLV).	The extent of land covered by, AGLV, Historic Gardens and Landscapes and quality or amenity value designations.	The extent of land covered by such designations would need to be established in order that any trend or loss of designated land, as an effect of policies in the LP can be measured.	Through interrogating the WLC's GIS database	
Improve the quality of and accessibility to open space.	Quality of open space/play facilities in settlements.	Highlights where the quality or quantity of open space/play facilities within settlements has changed.	Monitored through the West Lothian Open Space Strategy 2005-2015, its Interim Review in 2010 and subsequent reviews.	
	Distribution of open space of different types in relation to communities.	Highlights whether the availability / distribution of open space is improving or not.	Monitored through the West Lothian Open Space Strategy 2005-2015, its Interim Review in 2010 and subsequent reviews.	
Ensure the quantity of open space in any West Lothian settlement does not drop below an acceptable level.	Quantity of open space (Hectares per 1000 people) within settlements	By monitoring this indicator an understanding can be formed of when certain settlements are likely to drop below the 5ha per 1000 people standard.	Monitored through the West Lothian Open Space Strategy 2005-2015, its Interim Review in 2010 and subsequent reviews.	
	Loss of open space	Indicates the amount of open space being lost to development	Information from WLC Development Management.	



West Lothian Local Development Plan  
 Strategic Environmental Assessment  
**Environmental Report**

#### Appendix 4 – Record of comments from Consultation Authorities on Scoping Report

The West Lothian Local Development Plan Main Issues Report Scoping Report was submitted to the Scottish Government SEA Gateway in April 2012 and responses received from the three statutory consultation authorities, Scottish Natural Heritage (SNH), Scottish Environment Protection Agency (SEPA) and Historic Scotland (HS) in May 2012.

The following table sets out the comments from the three consultation authorities and the council's response.

Consultation Authority	Detailed Comment	Council's Response
<b>Scottish Natural Heritage (SNH) -</b>		
General comments	SNH welcome the opportunity to contribute to the scoping for the west Lothian LDP and in general we agree with the issues identified.	Comments noted.
	There is an omission in that there are no references to a Habitat Regulation Assessment (HRA) that is a mandatory part of the process to assess potential effects on Natura sites. To save time and resources the early stages of SEA an HRA could be combined.	A HRA is only proposed to be carried at the Proposed Plan stage. This will be highlighted in the MIR but an Interim HRA will be delivered as a planning project.
	The Central Scotland Green Network – the SEA should be used as an opportunity to promote the multi-functional aspects of green networks and show how these are relevant to, and can be delivered by, different aspects of the LDP. There are some minor references to green networks, but this aspect should be given much greater prominence.	Effects on Green Network are included in the detailed assessment matrix.

Consultation Authority	Detailed Comment	Council's Response
	The Landscape Capacity Study – this is a valuable supporting document which will be important in developing and assessing the spatial strategy. Likewise the West Lothian Renewables Strategy (draft) is an important supporting document which could be given greater emphasis than the brief mention at 4.2.	Comments acknowledged and noted.
	Local Biodiversity Sites (LBS) – these are briefly mentioned in Appendix 1. However, SNH recognise that the suite of West Lothian LBS is still very much a work in progress. SNH believe that LBS form an important part of the site selection assessment. SNH therefore recommend that the Council focus attention on completing the assessments for the existing suite of proposed sites as soon as possible and are not side-tracked at this late stage by additional surveys, extra sites, etc.	Resource issues concerning funding the necessary ecological assessments, for the outstanding potential LBS, remain an issue.
	There needs to be greater emphasis on the need to assess alternative proposals and to propose mitigation where relevant.	Comments noted and mitigation indicated where known.
	SNH note that a period of six weeks is proposed for consultation on the Environmental Report and we are content with this proposed period.	Acknowledged.
Key Environmental Facts	“Area coverage: 397 Km <sup>2</sup> (1,028 sq miles)” – this section of text appears to include a typo as the equivalent coverage in sq. miles would be 153.28 and not 1,028 as currently stated.	Agreed as typographical error. Corrected to read 427 Km <sup>2</sup> = 165 square miles.
	“0.74 woodland”– It would be useful to differentiate between deciduous and coniferous woodland if possible.	New Edinburgh & Lothians Forestry & Woodlands Strategy (2012 – 17) to be used.
	The percentage of the urban area, including allocated site capacities and programmed completions as discussed in the “Edinburgh and the Lothians Housing Land Audit 2010” (or a more recent edition if available) would be a useful addition here.	Detailed level of analysis not available and HLA available in a separate document.
Context of West Lothian LDP	“4.2 A number of local PPSs provide a further context for the WL-LDP, including ...” Additional PPS to be considered: <ul style="list-style-type: none"> <li>• Edinburgh &amp; Lothians Forestry &amp; Woodlands Strategy</li> <li>• Landscape Capacity Study</li> <li>• Landscape Designations Review (in preparation).</li> </ul>	Agreed and studies used in Environmental Assessment.
Information and considerations to be taken into account when preparing an LDP	Paragraph 4.3 of the scoping report states: <i>“In preparing an LDP the planning authority is required to ensure that it is consistent with the SDP. Currently, it must also take into account:</i> <ul style="list-style-type: none"> <li>• <i>The National Planning Framework Scotland 2 (NPF2);”</i></li> </ul> <p>When discussing NPF2 it would be helpful to mention the Central Scotland Green Network. Paragraph 239 of NPF2 states that <i>“LDPs should reflect the strategy and projects designated as national developments in their vision statements, policies and proposals maps”</i>. CSGN will</p>	Comments noted. Effects on Green Network are included in the detailed assessment matrix.

Consultation Authority	Detailed Comment	Council's Response
	be an important consideration in preparation of the LDP and as such, we recommend that the opportunities it represents are considered as part of the SEA process. In particular, it is likely that CSGN will influence elements of new development as outlined in paragraph 39 of Scottish Planning Policy and paragraph 4.6 of the scoping report.	
	Paragraphs 4.10 to 4.12 outline the approach to identifying environmental objectives for SEA. At this stage, it may be useful to refer to work by SNIFFER, which is available via this link: <a href="http://www.seaguidance.org.uk/13/Objectives.aspx">http://www.seaguidance.org.uk/13/Objectives.aspx</a> . While the subject areas provided by SNIFFER are not as comprehensive as those considered in the scoping report, the examples prepared by them are useful guides.	Comments noted.
Relevant aspects of the current state of the West Lothian environment	SNH support the approach set out in paragraphs 4.13 to 4.20. To assist with setting this baseline, in addition to the Scotland's Environment website, it may be useful to refer to the SNH website for information as follows: Information on designated sites – <a href="http://www.snh.gov.uk/publications-data-andresearch/snh-information-service/sitelink/">http://www.snh.gov.uk/publications-data-andresearch/snh-information-service/sitelink/</a> Datasets on protected areas, habitats and species, landscape, open space and access – <a href="https://gateway.snh.gov.uk/pls/apex_ddtdb2/f?p=101:1">https://gateway.snh.gov.uk/pls/apex_ddtdb2/f?p=101:1</a>	Acknowledged and baseline information used in the strategic environmental assessment.
Environmental Issues and Key Agencies	The table provided at paragraph 4.23 provides a useful summary of topics but the information provided in the Environmental Issues column relates more to actions and means to identify issues than to the issues themselves.	Acknowledged, as knowledge of environmental issues developing.
	For example, the review of the West Lothian Soil Strategy identified under Soil is both an action and a means to identify issues that may have arisen since the soil strategy was first issued. Environmental issues that could be considered under Soil are direct loss through development, contribution to climate change mitigation and so on.	Comments noted.
	SNH are in the process of preparing subject specific SEA guidance documents. Our guidance note on landscape is already available and is likely to be of use when addressing landscape issues. Landscape considerations in Strategic Environmental Assessment is available here: <a href="http://www.snh.gov.uk/docs/B710441.pdf">http://www.snh.gov.uk/docs/B710441.pdf</a> .	Acknowledged.
Limitations and difficulties in the environmental assessment	Paragraph 5.1 of the scoping report states: <i>"The key limitation on the Environmental Assessment is that the main elements of the local development plan, being the quantity and broad general location of housing and economic development, are required to be provided in accordance with the emerging SDP."</i>  While the delivery of housing and economic development set out in SESPlan sets a limitation on the LDP, our advice is that it should be possible to carry out assessment of impacts at this stage. Paragraph 92 of the SESPlan Proposed Plan states that the allocation identified for	Acknowledged.

Consultation Authority	Detailed Comment	Council's Response
	<p>West Lothian “will be focused in sustainable locations where infrastructure is either available or can be provided and in locations where there are no environmental constraints”.</p> <p>In effect, while the majority of the local authority area to the north of the A71 is identified as Strategic Development Area, the presumption that allocations will be sustainable points towards the further extension of existing settlements and Core Development Areas such as Uphall / Broxburn, Bathgate / Armadale and so on as per paragraph 93 of the SESPlan Proposed Plan.</p>	
	<p>Paragraph 5.5 sets out the approach to assessment of sites allocated in the current Local Plan. SNH are content with this approach.</p>	<p>Acknowledged.</p>
	<p>Paragraph 5.7 of the scoping report states: “Again, the WL-LDP itself will have no direct effects on the environment, the actual effects on the environment depend on many thousands of future decisions made on planning and related applications for development and land use change. Decisions are also made in light of the application of the local plan’s policies, including decisions to grant planning permission for development on sites allocated in the Local Development Plan (albeit “allocation” does not necessarily mean that planning permission will be given, but it is a strong indication of acceptability). This means that some long-term, cumulative effects of the Local Development Plan may not be predictable.”</p> <p>Along with other paragraphs in this section of the scoping report, the above paragraph appears to defer assessment of allocations to the next stage of the planning process. Paragraphs 4.20 to 4.22 of Planning Advice Note 1/2010: SEA of Development Plans discuss the assessment of sites put forward in the “expressions of interest” process and advise that the SEA should “assess the significant environmental effects of all the sites”. We recommend that to streamline this process, sites could be combined or grouped for assessment to enable a settlement or area-wide perspective of their environmental effects.</p>	<p>All undeveloped allocated sites remaining from the adopted West Lothian Local Plan (2009) as well as Expression of Interest sites have undergone detailed environmental assessment.</p>
<p>Appendix 1 - Proposed Strategic Environment Assessment (SEA) Framework for WL-LDP</p>	<p>Sub-objective 2.1.1 in section 2.0 Biodiversity includes the following text under “Does the proposal/allocation”:  “Avoid causing significant effect on designated international nature conservation sites?”  This question is putting forward consideration of impacts on Natura 2000 sites and SNH advice is that recognised Natura terminology is essential when considering these sites. The</p>	<p>Agreed and Question rephrased as suggested.</p>

Consultation Authority	Detailed Comment	Council's Response
	process by which impacts are considered is complex and further complications should be avoided wherever possible. SNH suggest that this question is re-phrased to state: <i>"Avoid adverse effect on integrity of designated international nature conservation sites?"</i>	
	Sub-objectives 2.1.2 and 2.1.3 cover similar issues and could perhaps be combined into a single entry which considers likely effects of allocations.	Agreed and both these sub-objectives have been combined
	Similarly, sub-objectives 2.1.4 and 2.1.5 consider related issues of wildlife corridors and green networks. SNH advice is that these could be considered together and that the opportunity for enhancement and creation of multi-functional green networks should be part of the question asked about effects of proposals and allocations.	Agreed.
Appendix 2- Proposals /Allocations Assessment Framework	<p>The Assessment Framework includes the following test methodology under the SEA Biodiversity topic (page 31), which is carried forward from Appendix 1: <i>"Does the site avoid direct impact on natural and built heritage designations?"</i></p> <p>The test methodology needs to be amended as indirect effects must also be considered. In particular, the Habitats Regulations specify that indirect, as well as direct, effects must be assessed with regard to Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). The assessment process for screening proposals into the Habitats Regulations Appraisal is included in Section 4 of Habitats Regulations Appraisal of Plans which was prepared by David Tyldesley for SNH.</p>	Acknowledged and assessment question altered to reflect indirect effects.
	The same SEA Biodiversity topic includes a test methodology for green networks on page 32, which currently considers direct impacts. SNH advice is that this methodology should be amended to: <i>"Does the site avoid adverse direct impact on, or make a positive contribution to, the emerging green network"</i> .	Agreed and methodology amended as suggested.
	Similarly, the test methodology under the SEA Landscape & Townscape topic (page 35), which currently reads <i>"Would the site relate well to GN proposals?"</i> needs further consideration. It is important that sites relate to existing and proposed green network proposals but this overlooks the role that the sites themselves have in enhancing and securing green networks. The test methodology could be re-phrased to <i>"Would the site relate well to existing green networks and contribute to enhancement and extension of multi-</i>	Agreed, though question combined with similar query under Biodiversity heading.

Consultation Authority	Detailed Comment	Council's Response
	<i>functional green networks?"</i>	
Appendix 3 – West Lothian LDP SEA Framework Testing Procedure Strategy and Policies	The final checklist point on page 37 returns to issues that we have discussed under Section 5.0 above. As per our comments above on that section of the scoping report, our interpretation of paragraphs 4.20 to 4.22 of PAN 1/2010 is that summary of effects of site-specific allocations is both possible and desirable at this stage.	All undeveloped allocated sites remaining from the adopted West Lothian Local Plan as well as expression of interest sites have undergone detailed assessment.
Maps	The draft maps provided with the scoping report are attempting to show too much detail to be of genuine use. Map 1 includes both landscape and natural heritage designations, but in doing so hides the detail of designated sites below large areas which are blocked out as Areas of Great Landscape Value. This a relatively minor issue that could easily be rectified by either separating topics on different maps or altering the opacity of the colours used.	Agreed but reflects limits of cartographical package available and time available to produce the Scoping Report.
	Map 1 also appears to show the boundary of Hermand Quarry SSSI, which was denotified a few years ago.	Agreed error in that while SSSI list was updated and Hermand Quarry removed, accompanying GIS layer was not undated.
<b>Scottish Environment Protection Agency (SEPA)</b>		
<b>General comments</b>	SEPA are generally content with the scope and level of detail proposed for the Environmental Report. We provide below some further advice in relation to baseline data and the proposed methodology that we hope you find helpful. For ease of reference our response follows the same structure of the scoping report.	Comments noted.
	SEPA recommend that the SEA process is carried out in an iterative way with the development of the MIR and the proposed Plan. This would allow any recommendations for change identified through the SEA process to be considered through the plan making process and any issues identified through the SEA to be reflected within the MIR and the proposed LDP. As you prepare your MIR, you may also wish to consider the approach adopted by Clackmannanshire Council during the preparation of their LDP MIR ( <a href="http://www.clacksweb.org.uk/document/2992.pdf">www.clacksweb.org.uk/document/2992.pdf</a> ) whereby a summary of environmental implications for each of the main issues identified through the environmental assessment process was provided in the relevant sections of the MIR. This provided a very good platform for informing the decision makers of the likely environmental impacts of their decisions. This approach is regarded as good practice and provides a robust framework for embedding environmental considerations into decision making and the next stages in the preparation of the proposed LDP.	The iterative process in preparing the SEA was followed allowing changes to be made to the MIR and the SEA and vice versa. However, the Clackmannanshire Council approach did not fit in with the approach to the West Lothian MIR.
	SEPA are committed to providing earlier and focused advice and supporting continuous	Noted that SEPA have provided detailed

Consultation Authority	Detailed Comment	Council's Response
	engagement. As the environmental assessment is undertaken to inform the preparation of the Main Issues Report (MIR) we would be pleased to assist in any way we can. Please do not hesitate to contact SEPA to informally discuss any aspects of this response or, as you take the assessment forward, to discuss assessment findings prior to the formal submission of the Environmental Report.	comments on all the potential development sites as part of the preparation of the MIR.
Detailed Context -	SEPA note that the review of environmental protection objectives established at international, Community and UK level will be based on those set out in the Environmental Reports for the SDP, NPF2 and SPP. SEPA welcome the description of the context of the LDP and the development of the environmental objectives building of existing SEA work. It is important that the SEA of the LDP is able to incorporate matters which flow from higher level SEAs, particularly the SESplan SEA. This is of particular relevance where significant effects have been identified and where mitigation measures refer to lower level plans. The link between higher level SEAs and the SEA of the LDP will also provide opportunities to avoid duplication of work and focus the SEA. SEPA note that opportunities to avoid duplication have already being sought through the development of the environmental assessment objectives and the list of relevant PPS.	Comments noted.
	SEPA note that advice is sought from the Consultation Authorities on more recently established environmental protection objectives. You may also wish to refer to the Flood Risk Management (Scotland) Act 2009 which promotes an integrated and sustainable approach to flood risk management; requires the consideration of all sources of flooding (fluvial, coastal, pluvial or surface water flooding, sewer flooding and groundwater flooding); and prescribes a new responsibility for Scottish Ministers, SEPA, Scottish Water and local authorities to exercise their flood risk related functions with a view to reducing overall flood risk. We do note however, that a Strategic Flood Risk Assessment (SFRA) is under preparation and we anticipate that a reference to the Act and its objectives will be included in the SFRA.	The Flood Risk Management (Scotland) Act 2009 has been considered. Along with flooding information from SEPA, the comments of WLC Operational Services Flood Risk Officer on all proposed development site was sought. A Strategic Flood Risk Assessment has also been prepared as part of the MIR background technical notes.
Relevant aspects of the current state of the West Lothian environment (baseline)	SEPA note that WLC are developing environment baseline to be used in the environmental assessment and that the Scotland's Environment website will be used to support this. SEPA welcome the use of existing information that can effectively support the environmental assessment and the development of the plan. The environmental baseline gathered should be relevant to the particular issues in the West Lothian area that could affect or be affected by the proposals in the LDP.	Comments noted.
	SEPA welcome the development of the baseline linked to monitoring requirements and the proposal to maximise opportunities to integrate the monitoring requirements of SEA and the LDP to make the process more efficient. We recommend that an outline of the proposed monitoring framework is detailed in the Environmental Report.	The proposed monitoring framework is detailed in the Environmental Report and also in Appendix 3.

Consultation Authority	Detailed Comment	Council's Response
	SEPA note that some aspects of the baseline and relevant environmental issues are described in Section 2 & 4.23 and Appendix 2, and that known environmental constraints have been mapped (Map 1 and 2). SEPA note that the key environmental issues and problems will be identified through analysis of the baseline data, known planning issues and input from the Key Agencies. SEPA note that a Strategic Flood Risk Assessment (SFRA) is under preparation and we welcome this. The SFRA could provide a strategic overview of flood risk in the development plan area and should support the environmental assessment process in identifying allocations where significant environmental effects are likely in relation to flood risk. SEPA would be able to provide further informal comments and advice on a draft SFRA, if you would find this helpful.	As above, a Strategic Flood Risk Assessment (SFRA) has been prepared and SEPA have commented upon the draft. It supported the environmental assessment process and identified allocations where significant environmental effects are likely in relation to flood risk.
	As part of the pre-MIR consultation process on allocations, we have provided advice in relation to some aspects of the baseline which include information we hold on flood risk; any potential issues in relation to the capacity of the water environment that may affect development, including opportunities for enhancement; whether any sites are co-located with any SEPA regulated sites. We provide some additional advice and links below to other aspects of environmental baseline that you may wish to consider in the assessment process.	Comments noted.
Climatic Factors	In the Environmental Report, you may wish to include further baseline data on climatic factors in relation to the current emissions levels within the LDP area. e.g. current emissions levels related to relevant sectors within the West Lothian area (DECC 2009 Carbon Dioxide Emissions at Local Authority and Regional Level). As part of the assessment of potential significant environmental effects, including cumulative effects, you may wish to consider the contribution of the proposals in the MIR/ LDP towards greenhouse gas emissions and how they may contribute to the Scottish Government climate change targets.	These emission levels were included in the Environmental Report.
	The Scottish Government has developed a Spatial Planning Assessment of Climate Emissions (SPACE) tool to help planners make informed decisions about the greenhouse gas implications of planning policies. Planning decisions are crucial in order to build a blueprint for a low carbon future in Scotland. The SPACE tool is available from: <a href="http://www.scotland.gov.uk/Topics/Built-Environment/planning/National-Planning-Policy/themes/sus-dev/SPACE">www.scotland.gov.uk/Topics/Built-Environment/planning/National-Planning-Policy/themes/sus-dev/SPACE</a> .	<i>The SPACE tool-kit was used to assess submissions to the MIR</i>
	SEPA would also welcome the consideration of how policies and proposals in the LDP can be made resilient to future climate impacts (climate change adaptation). You may wish to consider whether issues such as sea level rise, coastal erosion, landslides and an increase in extreme weather events or an increased risk of flooding are likely to be significant issues to consider within the West Lothian area. You may wish to describe how the MIR/LDP may be able to take these climate change adaptation issues into account in the development of policies and in the allocation of development.  Adaptation measures include directing development away from areas vulnerable to climate	Sea level rise and coastal erosion are on the whole, not relevant to West Lothian. An increase in extreme weather events or an increased risk of flooding were considered in the assessment of individual sites and whether they were suitable for development / allocation. Infrastructure, including transport, waste, energy and water management infrastructure and the

Consultation Authority	Detailed Comment	Council's Response
	change, such as flood risk areas or areas at risk from sea level rise and coastal erosion, and supporting sustainable flood management (e.g. coastal realignment and promoting flood storage areas). The MIR/LDP can also ensure that any proposed development and infrastructure, including transport, waste, and energy and water management infrastructure will remain fit for purpose under the predicted future climatic conditions.	implications of future climate change were considered.
Waste	<p>SEPA note that the need to meet Zero Waste Plan (ZWP) objectives is acknowledged in the scoping report and you may wish to consider some baseline data in relation to waste. We hold information on waste data at <a href="http://www.sepa.org.uk/waste/waste_data.aspx">www.sepa.org.uk/waste/waste_data.aspx</a>. You may wish to consider the total number and types of waste management facilities in the area such as landfills, transfer stations, EfW plants or other relevant waste management facilities. You can find information on infrastructure and capacity of waste management facilities by local authority area on: <a href="http://www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure.aspx">www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure.aspx</a></p> <p>In analysing this data it would be particularly useful to understand trends in waste arisings for the West Lothian area as well as levels of waste going to landfill, recycling/composting rates to evaluate whether they are moving towards the targets of the ZWP.</p>	Information was helpful in considering waste issues. At present the council is reviewing its waste management options in relation to depots and locations.
	In the environmental assessment you may wish to consider the impact of the proposals in the MIR on waste generation and how it will mitigate any impacts by preventing waste and diverting waste from landfill, in line with the ZWP. Please note that the ZWP and its targets require the consideration of all types of waste.	Comments noted.
	There may be a need for new and more sustainable waste management infrastructure to support the staged targets within the ZWP. The assessment should therefore consider the potential environmental effects of implementing waste management policies and any specific waste proposals included in the MIR.	Comments noted.
Water Environment	The council may also wish to consider describing the baseline data on drainage and waste water treatment infrastructure and how this may be affected by the proposals for development in the MIR/LDP. The provision of adequate drainage infrastructure to support new development will be a key consideration for the assessment of potential adverse effects on the water environment, including surface water, groundwater and areas that require special protection such as drinking water protected areas or water-dependent areas of international importance for conservation.	Comments noted.
	In undertaking the environmental assessment you may also wish to refer to the SEA guidance on how to take account of air, water and soil available at <a href="http://www.seaguidance.org.uk">www.seaguidance.org.uk</a> .	This guidance was helpful.
Scope and level of detail proposed for environmental assessment	SEPA note that all the issues in Schedule 3, paragraph 6(a) of the Act are scoped into the assessment and we welcome this. We also note and welcome the consideration of limitations and difficulties in the assessment described in the scoping report. While the SDP will set out the high level spatial strategy for the LDP and housing and economic development requirements, the LDP may be able to implement these through alternative allocations and determine where development	Comments noted. The detailed Assessment in Appendix 2 has led to selecting "Preferred" and "Alternative" sites.

Consultation Authority	Detailed Comment	Council's Response
	<p>should or should not occur within the LDP area.</p> <p>The SEA process can anticipate the environmental effects of all reasonable alternatives and in this way influence the choice of the preferred options through the decision-making process so that as far as possible, significant environmental effects are avoided. The findings of the assessment will be a key tool in steering growth towards locations where there is more environmental capacity. It would be helpful to clearly document in the Environmental Report how the findings of the assessment and the SEA process have informed the choices of the preferred options.</p>	
	<p>In relation to the approach to the assessment of committed development, please refer to Planning Advice Note (PAN) 1/2010: Strategic Environmental Assessment of Development Plans, paragraph 4.22. The PAN advises that sites which already have development consent should be viewed as part of the baseline but taken into account within the assessment of cumulative effects, while sites which are being "rolled forward" from previous plans should be included in the assessment.</p>	<p>Undeveloped sites which were "rolled forward" from the adopted West Lothian Local Plan (2009) were included in the SEA.</p>
<p>Environmental objectives and framework for assessing environmental effects</p>	<p>SEPA note that the WL - LDP's strategy / policies and proposals /allocations will be assessed against a number of environmental objectives and sub-objectives. We support the use of SEA objectives as assessment tools as they allow a systematic, rigorous and consistent framework with which to assess environmental effects.</p>	<p>Comments noted.</p>
	<p>SEPA would expect the environmental assessment to cover all aspects of the plan that are likely to have significant environmental effects which may include the assessment of the likely significant effects of objectives, policies, proposals and land allocations as well as any reasonable options and alternatives considered during the preparation of the MIR. SEPA would recommend that enough information and justification and the rationale for the assessment findings should be clearly detailed in the Environmental Report to allow the Consultation Authorities to understand how the results of the assessment were reached.</p>	<p>Comments noted. The assessment of the likely significant effects of objectives, policies, proposals and land allocations, and their alternatives, was undertaken.</p>
	<p>The scoping report sets out the assessment methodology for the assessment of the strategy/policies and proposals/allocations and we are generally content with the overall approach to the assessment as set out in Appendix 1, 2 and 3. We provide some additional comments below that we hope you find helpful.</p>	<p>Additional comments considered.</p>
	<p>SEPA are generally content with the proposed SEA objectives, sub-objectives and assessment questions for the SEA topics within our remit and therefore have some minor comments provided below:</p> <p>a) SEA topic "climatic factors"- we recommend you consider an additional SEA objective to assess how new policies/proposals can take into account adaptation to climate change and reduce the area's vulnerability to the effects of climate change. An example of an assessment question would be: "is the site at risk of increased flooding or instability as a result of climate change?";</p>	<p>This factor a), was included in the detailed site assessment matrix (Appendix 2) and policy assessment.</p> <p>The wording of SEA water topic was amended as suggested.</p>

Consultation Authority	Detailed Comment	Council's Response
	<p>b) SEA topic "water"- we recommend a minor alterations of wording of the SEA objectives to ensure the terminology is in line with the River Basin Management Planning process- to prevent deterioration and enhance the status water environment- we recommend that the reference to "quality of water" is replaced by "ecological status of the water environment" (as the term "status" includes water quality and other aspects of the water environment such as water quantity, physical impacts and ecology); replace reference to "major water bodies" with "baseline water bodies", as all water bodies should be protected under RBMP.</p> <p>c)</p>	
	<p>SEPA welcome the proposals for a comprehensive framework for site assessment, incorporating all the relevant environmental criteria. This approach will ensure that all the environmental considerations /constraints the individual sites can support and inform site selection. This is in accordance with the Planning Advice Note 1/2010: Strategic Environmental Assessment of Development Plans - paragraphs 4.21 and 5.9.</p>	<p>Comments noted.</p>
	<p>The council may wish to consider how to best present the findings of the land allocation assessment in the Environmental Report. The focus should be on key results and the significant environmental effects and where significant environmental effects are identified, it is also important to be clear about what mitigation measures will be required as a result of the assessment of allocations. This information could be summarised in the Environmental Report.</p> <p>The Environmental Report should take a step back from the assessment to provide a clear and succinct insight into the process and its outcomes, while still meeting the requirements of Schedule 3 of the Act. However, SEPA recommend that the full findings of the assessment of allocations and policies are made available as part of the consultation process. You may wish to include some of the more detailed assessments as appendices to the Environmental Report to ensure it remains proportionate.</p>	<p>Comments noted. Significant environmental effects were identified in Appendix 2B. Potential mitigation is outline in the Comments column in that Appendix. Detailed assessment of each site is included in Appendix 2A.</p>
	<p>Please note that the assessment should include the consideration of the short, medium and long term nature of the effects, as well as cumulative, synergistic, secondary, permanent or temporary effects. You may wish to clearly highlight some of potential cumulative effects of the proposals in the plan and please refer to paragraphs 5.18 to 5.21 of the PAN 1 / 2010 for further information on the consideration of cumulative effects. You may find helpful, for example, to consider significant cumulative effects of allocations on a settlement or area-wide perspective. This may be particularly meaningful for SEA topics such as climate change, air quality, waste, soil sealing and drainage capacity.</p>	<p><i>Comments noted.</i></p>

Consultation Authority	Detailed Comment	Council's Response
Mitigation	<p>Where significant environmental effects are identified as part of the assessment process, mitigation measures should be considered to address potential negative environmental effects. SEPA support the use of mitigation measures that can prevent, reduce or offset any adverse effects. SEPA consider that one of the most important ways to mitigate significant environmental effects identified through the assessment is to make changes to the plan itself so that significant effects are avoided, i.e.; mitigation may recommend that an alternative is not selected as a preferred option.</p> <p>The Environmental Report could therefore identify any changes made to the MIR as a result of the environmental assessment and/or recommendations for changes for the final LDP, and how the findings of the assessment have informed the choices of the preferred options. It would be useful for the Environmental Report to provide a clear link between significant effects and proposed changes to the MIR and mitigation measures.</p>	Comments noted.
	<p>It also would be useful for the Environmental Report to clearly set out how the detailed mitigation measures proposed are going to be delivered through the implementation of the plan and describe some of the mechanisms that will ensure that they are implemented, e.g. how mitigation measures could be incorporated into the LDP itself, the Action Programme that accompanies the LDP or Supplementary Guidance.</p>	Comments noted.
	<p>The detailed mitigation measures may include actions at various levels. SEPA provide examples of a suggested approach below and some examples to illustrate the different mitigation measures required for different levels of the LDP that we hope you find useful:</p> <ul style="list-style-type: none"> <li>a. the most appropriate form of mitigation for allocations where significant adverse effects have been identified may be avoidance and this may result in changes to the preferred allocations and changes to the proposals for the LDP, e.g. the removal of allocations at significant flood risk and likely to result in the deterioration of the water environment;</li> <li>b. as a result of the assessment in relation to a settlement or area-wide perspective, a number of constraints may be identified for development and specific reference to the measures required to mitigate potential adverse effects may be provided within the LDP, e.g. support for strategic scale SUDS; the need for waste water treatment infrastructure;</li> </ul>	<p>Detailed mitigation example measures outlined noted.</p> <p>Mitigation measures such as the requirement for a detailed Flood Risk Assessment will be clearly detailed in development requirements of each site at the LDP stage.</p>

Consultation Authority	Detailed Comment	Council's Response
	<p>c. as a result of the detailed assessment of site allocations, there will be a number of sites that will require specific mitigation and enhancement measures identified in the detailed site assessment. In order to ensure that the mitigation measures are taken forward and the potential environmental effects are avoided, mitigation measures could be clearly detailed in the development requirements, e.g. the requirement for a detailed Flood Risk Assessment;</p> <p>d. policy frameworks may be required to address policy gaps in the LDP, e.g. in order to ensure that the water environment within the LDP area will be safeguarded from deterioration and restored to good status, the LDP may emphasise the requirement to comply with the River Basin Management Plan for the Scotland River Basin District in terms of both protecting and improving the water environment.</p>	
	SEPA consider that mitigation is a crucial part of SEA in that it offers an opportunity to not only address potential adverse effects of a plan, but also to make a plan even more positive than it already may be (enhancement measures). It would be extremely helpful to set out all mitigation measures proposed in a way that clearly identified: (1) the measures required, (2) when they would be required and (3) who will be required to implement them.	Comments noted, but for inclusion at the more detailed LDP Proposed Plan stage, rather than the Main issue Report.
	SEPA note the intention to consult on the MIR and Environmental Report for a minimum period of 6 weeks and we are content with this consultation period.	Acknowledged.
<b>Historic Scotland</b>		
Scope of assessment and level of detail	The scoping report sets out the proposed approach to SEA of the West Lothian Local Development Plan (WL-LDP). Historic Scotland note that cultural heritage has been scoped into the assessment. In view of the nature and scope of an LDP, Historic Scotland welcome your recognition of the potential significant effects that an LDP can have on the historic environment.	Acknowledged.
	Subject to the detailed comments provided in the attached Annex 1, Historic Scotland are content with the scope and level of detail proposed for the SEA.	Acknowledged.
	Annex 2 of the consultation letter contains a Historic Environment Update Report, which Historic Scotland hope that the council will find useful in developing the environmental	Acknowledged.

Consultation Authority	Detailed Comment	Council's Response
	baseline which is being developed for use in the environmental assessment of the WL-LDP.	
Consultation period for the Environmental Report	Section 6 and figure 1 of the Scoping Report indicate that there will be a consultation period of not less than six weeks for the draft Environmental Report. Historic Scotland are content with this timescale. Please note that, for administrative purposes, Historic Scotland consider that the consultation period commences on receipt of the relevant documents by the SEA Gateway.	Acknowledged and consultation timescale issue accepted.
Detailed Comments on the Scoping Report	Historic Scotland notes that the list of Built Heritage Designations on page 6 does not include Listed Buildings or Inventory Battlefields. Information on these designations within West Lothian is provided in Annex 2: Historic Environment Update Report.	Both Listed Buildings and the presence of Linlithgow Bridge Battlefield were considered in the detailed SEA of proposed development sites in Appendix 2.
	Simply for information, there are 3 Inventory of Gardens and Designed Landscapes sites in West Lothian, rather than 4 as indicated on page 6. These are Hopetoun House, House of the Binns and Harburn House.	The fourth designed landscape includes Hatton House (part) near Wilkieston (WLLP para 4.50) though the majority of the landscape is within City of Edinburgh Council area.
Relationship with other Plans, Programmes and Strategies (PPS) and environmental objectives	Historic Scotland note that this section of the scoping report focuses on the emerging SDP and local PPSs. Plan makers should consider the relationship of their plan with other PPSs, and Historic Scotland would expect that national level historic environment PPSs to be amongst those considered during the WL-LDP and SEA process.	Acknowledged. SHEP of 2011 and Annex 2: Historic Environment Update Report provided by Historic Scotland alongside these comments was used in consideration of environmental effects.
Environmental Objectives	Historic Scotland are content with the proposed general approach to establishing environmental objectives and sub-objectives.	Acknowledged.
Relevant aspects of the current state of the West Lothian environment (baseline)	Historic Scotland welcome your intention to develop an appropriate environmental baseline for use in the environmental assessment, and note your expectation that maintenance of the baseline will be proposed as the means of monitoring the effects of the WL-LDP. Indicators which focus on the baseline only (such as <i>how many listed buildings are there in a particular area?</i> ) are not likely to be closely enough linked with the predicted effects and objectives of the plan to fully reflect its actual effects. In order to achieve effective monitoring, Historic Scotland recommends the use of indicators, linked to the SEA objectives, to measure change. For example:  SEA objective: Protect scheduled monuments <ul style="list-style-type: none"> <li>• Indicator: to monitor the number and outcome of planning applications where scheduled monuments and/or their settings are affected.</li> <li>• Target: 0 planning applications consented where adverse impacts on scheduled monuments and/or their settings are predicted.</li> </ul>	Agreed useful suggestion and adopted into Environmental baseline monitoring to make it more effective.

Consultation Authority	Detailed Comment	Council's Response
	Historic Scotland welcomed the recognition that monitoring for SEA purposes can be integrated with plan monitoring. They also agree that the environmental baseline will form a useful basis for satisfying the environmental information requirements of the <i>West Lothian – A Profile</i> document, particularly in terms of providing more specific information on the historic environment, which is currently covered in <i>A Profile</i> at a more generic level.	Acknowledged.
Environmental Issues and Key Agencies	Historic Scotland notes that reference is made to a Key Agency meeting with Historic Scotland. Simply for clarification, there has been correspondence between West Lothian Council and Historic Scotland regarding the WL-LDP and its SEA, but no meetings to date.	Acknowledged but contact with Historic Scotland has been via electronic means and most helpful in their responses.
	Historic Scotland note that Map 2, which identifies built heritage designations, does not show listed buildings or the Inventory battlefield <i>The Battle of Linlithgow Bridge (1526)</i> . They appreciate that in the case of listed buildings, the high quantity of designations can make it difficult to identify them on a map of this scale, and suggest that in such cases it is helpful to indicate that the map is not comprehensive in showing all historic environment designations.	Acknowledged.
Scope And Level Of Detail Proposed For The Environmental Assessment -  Limitations and difficulties in the environmental assessment	Paragraphs 5.1 - 5.3 discuss the impact of SESPlan on the emerging WL-LDP. Historic Scotland would consider this to be a limitation on the WL-LDP, rather than the SEA as you describe in paragraph 5.1. Whilst you consider that there are no reasonable alternatives to the overarching strategic targets set by SESPlan, Historic Scotland would expect the iterative plan making process to identify alternative ways of achieving those strategic targets. The SEA of WL-LDP should consider the likely significant environmental effects of all those reasonable alternatives which are identified through the plan making process. PAN 1/2010: Strategic Environmental Assessment of Development Plans provides further advice on the assessment of alternatives.	Acknowledged.
	It would have been helpful for the scoping report to provide more information on the types of alternatives which you anticipate will be identified and assessed, e.g. alternatives to the overall direction of the plan, alternative policies, alternative wording, alternative sites etc.	This level of information is too detailed for such an early stage in the plan making process.
	It is unclear from paragraph 5.5 whether your intention is to scope out assessment of <i>all</i> allocations brought forward from the existing West Lothian Local Plan, or just those allocations which already have planning permission. Historic Scotland advise, in line with paragraph 4.22 of PAN 1/2010: SEA of Development Plans, that those 'rolled forward' sites which do not currently have development consent should be included in the assessment.	Agreed that those 'rolled forward' sites, which do not currently have development consent, are included in the strategic environmental assessment.
	Paragraph 5.6 explains that you intend to scope out assessment of the effects of major transportation infrastructure proposals. Although the WL-LDP may not directly initiate such proposals, the necessary safeguarding (presumably through policy and/ or site specific	Acknowledged.

Consultation Authority	Detailed Comment	Council's Response
	allocations) achieved by the LDP is likely to provide a more detailed framework for the progression of such projects, and in view of this Historic Scotland consider that such 'safeguarding' provisions should be scoped into the assessment.	
	Paragraphs 5.6 -5.9 appear to imply the deferment of the assessment of spatial allocations to a lower, project level. As these allocations are site specific, it should be possible to assess the likely significant environmental effects of all possible allocations at the LDP stage.	The likely significant environmental effects of all possible allocations were assessed at the MIR stage of the LDP.
Appendix 1: Proposed Strategic Environmental Assessment (SEA) Framework for WL-LDP	<p>Historic Scotland are broadly content, subject to the detailed comments which follow, with the SEA objectives, sub-objectives and criteria which are identified for the historic environment in Appendix 1:</p> <ul style="list-style-type: none"> <li>• As enhancement of the historic environment is not always appropriate, Historic Scotland recommend objective 4.1 is amended to read <i>'to safeguard and where appropriate enhance the built and historic environment of West Lothian'</i>.</li> <li>•</li> <li>• For consistency, Historic Scotland suggests that the strategy/policy criterion for sub-objective 4.1.1 should refer only to listed buildings and/or their settings. With reference to sub-objective 4.1.2, Historic Scotland recommends that reference to the setting of scheduled monuments should be included for consistency. As a point of detail, the words 'within the Inventory' should be omitted from this criterion.</li> <li>• As Linlithgow Bridge is now a designated Inventory battlefield, Historic Scotland recommend that reference to this battlefield is removed from sub-objective 4.1.3, and an additional objective relating to Inventory battlefield sites is included.</li> <li>• The phrasing of the criteria focuses on the identification of negative effects. In order to allow the assessment to consider <i>all</i> significant effects, Historic Scotland recommend rewording of the criteria to allow the identification of positive effects in addition to negative effects.</li> </ul>	<p>Acknowledged.</p> <p>Agreed and objective altered.</p> <p>Agreed – criterion amended and text omitted.</p> <p>Agreed.</p>

Consultation Authority	Detailed Comment	Council's Response
		Agreed.
Appendix 2 – Proposals/Allocations Assessment Framework	The approach to the test methodologies is inconsistent in terms of the level of detail across the SEA criteria. For example, the methodology relating to the criteria for proximity to jobs/ services is more specific than the criteria itself; the methodology relating to the various cultural heritage criteria topic are more generic than the criteria themselves; and several methodologies simply rephrase their relevant criteria. In view of this, the specific function of the test methodologies within the assessment framework is unclear.	Test methodologies and criteria revised.
	As a general point, the emphasis of the cultural heritage test methodology is on identifying direct effects only; inclusion of a reference to indirect effects would allow identification of adverse impacts on setting. There is also an emphasis on designations, which does not allow for the identification of impacts on non-designated historic environment features.	Acknowledged – Indirect effect reference included.
	Historic Scotland have assumed that the “monitoring statement / baseline data” column relates to information required to identify affected heritage assets, rather than to assess the level and nature of effect. If the latter, then I suggest that descriptive/analytical information (such as list descriptions, Inventory entries or Scheduled Monument descriptions and/or statements of national importance) should also be referenced and I would be happy to give further advice on sources of such information.	<i>Yes “monitoring statement / baseline data” column relates to information required to identify affected heritage assets. Development Management officer with built heritage expertise and access to SAM descriptions used in assessment of effect.</i>
Appendix 3: West Lothian LDP SEA Framework Testing Procedure	Historic Scotland have assumed the tables presented in Appendix 3 to be the matrixes which will be used to record the environmental assessment findings produced by the application of the criteria identified in Appendix 1 and 2. In view of this Historic Scotland are broadly content with the reporting methodology proposed, and welcome the inclusion of columns for text commentary.	Correct assumption – Comment acknowledged.
	With reference to the Strategies and Policies framework, Historic Scotland recommends that the first of the two assessment criteria for cultural heritage should include reference to Inventory battlefields. Comments at paragraphs 10-14 above are relevant to application of the assessment classifications? N/A and C described on page 37.	Acknowledged.
	The assessment classifications for the Proposals and Allocations table are limited to yes/no/unknown, which does not allow for differentiation of positive and negative significant effects. In view of this you may wish to consider use the ✓, /, and X classifications described on page 37. Differentiation of positive and negative significant effects should enhance the ability of the SEA findings to inform the plan making process effectively and to facilitate mitigation.	Agreed and recommendation adopted.