



Economy

West Lothian Local Development Plan: background paper



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1 Introduction

1.1 One of the key issues that the *West Lothian Local Development Plan* (LDP) is required to address is the scale, nature and location of new employment land at a local level and maintaining an effective land supply. This must be done to conform with the requirements of the *Strategic Development Plan* (SDP).

1.2 This background paper provides information on employment land supply issues for the LDP, the context for the preparation of the LDP, and the approach the LDP proposes to take in response to that context. It addresses economic issues and challenges and provides information on the national, strategic and local context and provides an explanation and justification for the proposed approach.

1.3 The paper supports the *Main Issues Report* (MIR) for the LDP which is the first key stage in the preparation of the LDP. It identifies and interprets requirements for maintaining the existing supply of employment land and ensuring future supply meets demand. Alongside the MIR, it identifies and seeks to address issues and requirements which have emerged from the *Strategic Development Plan* and its accompanying *Economy Technical Note*; and identifies other factors influencing the

economy and the supply of employment land, including Scottish Government planning policy, environmental and infrastructure constraints, the recession and market conditions.

1.4 The MIR and this background paper provide the opportunity to translate the policies and requirements of the SDP into the LDP and assess what is still strategically important and of crucial importance to allow us to assess if the existing employment land allocations are still relevant. The challenge will be how to translate SDP requirements to a local level. This will be at the core of each of the issues raised in the LDP *Main Issues Report* along with the need to critically examine the existing assumptions in relation to employment land policies.

1.5 One of the biggest challenges to the West Lothian economy is to address the effects of the economic recession. The current uncertain economic circumstances and the beginning of the economic recovery, provide an opportunity for an evaluation of the approach to the West Lothian economy and the implications for industry, business and office land allocations in the area.

Executive summary and scene setting

1.6 The LDP will require to accord with the requirements of NPF2 (and the subsequent NPF3) and policy guidance on employment land established in *Scottish Planning Policy* (and its review). It will also have to accord with the requirements of the SDP.

1.7 In recent years, there has been less investment in mainstream speculative employment sites, meaning that there are less 'effective' sites ready to be developed. The key issues are to ensure that there is enough employment land to deal with recovery from the economic downturn and that this land is effective (SPP defines effective land as land which meets business requirements, has a secure planning status and can be serviced within five years).



1.8 To achieve these, a number of requirements are suggested to be established in the MIR for the LDP as follows:

- promoting development in sustainable locations and integrating where possible, with supporting infrastructure and housing development;
- being responsive and sufficiently flexible to accommodate the requirements of inward investment and growing indigenous firms;
- ensuring a range and choice of marketable sites and locations for businesses allocated in development plans, including opportunities for mixed use development, to meet anticipated requirements and a variety of size and quality requirements;
- ensuring marketable land should meet business requirements, be serviced or serviceable within five years, be accessible by walking; cycling and public transport, and have a secure planning status;
- undertaking a regular review of marketable sites;
- bringing forward new allocations where existing allocations do not meet current and anticipated market expectations;

- releasing inappropriate sites for alternative uses;
- having regard for environmental quality and amenity;
- supporting and promoting the redevelopment of brownfield sites;
- supporting the development of Strategic High Amenity Sites if demand still exists;
- identifying an appropriate range of strategic business locations and protecting these from inappropriate uses;
- reacting to recycling of existing employment sites and opportunities for redevelopment to other uses;
- reacting to the challenge of the closure of sites, particularly those at larger scale, such as Vion in Broxburn;
- consideration for previously identified national sites as strategic high amenity sites taking into account the potential for sub division or considering such sites for re-zoning either partially or wholly.

1.9 The foregoing provides details of background information, facts and figures which will assist in delivery of these requirements and inform preparation of the LDP.

2 Context and overview

National Planning Framework 2

2.1 The Planning etc (Scotland) Act 2006 requires Scottish Ministers to prepare a national planning framework. *National Planning Framework 2* (NPF2) was published on 25 June 2009 and requires planning authorities to take into account its terms when preparing development plans and making development management decisions. NPF2 sets the spatial strategy for Scotland's development to 2030, and designates 14 national developments of strategic importance to Scotland, of which four are relevant to West Lothian (albeit the latter three are not in West Lothian but will impact on the council area). These are:

- the Central Scotland Green Network (CSGN)
- Grangemouth Freight Terminal
- the Replacement Forth Crossing (Queensferry Crossing); and
- Strategic Airport Enhancements (Edinburgh Airport).

2.2 The Scottish Government has set economic targets which are reflected in NPF2 with the aim to:

- raise Scotland's GDP growth rate to the UK level by 2015;
- match the growth rate of the small independent EU countries by 2017; and
- match average European (EU-15) population growth over the period from 2007 to 2017.

2.3 The Scottish Government's ambition is to create a Scotland which is the best place in Europe to do business and sets out a vision of Scotland in which other plans and programmes can share and to which they can contribute. Key aims of the strategy for Scotland's spatial development are to:

- contribute to a wealthier and fairer Scotland by supporting sustainable economic growth and improved competitiveness and connectivity;
- promote a greener Scotland by contributing to the achievement of climate change targets and protecting and enhancing the quality of the natural and built environments;

- help build safer, stronger and healthier communities, by promoting improved opportunities and a better quality of life; and
- contribute to a smarter Scotland by supporting the development of the knowledge economy.

2.4 NPF2 advises, specifically in relation to industry and business, that while there is generally an adequate supply of land for business and industrial development across Scotland, development plans must ensure that an effective supply of good quality serviced sites is maintained in the right locations to meet demand. NPF2 also advises that the sites safeguarded for high amenity use are considered to be sufficient to meet potential requirements. It states that knowledge economy businesses generally need less space and land than the older industries. Many office-based activities are compatible with residential and other uses and therefore relatively easy to integrate into mixed use developments within the existing urban fabric. Against this background, the redevelopment of urban areas is likely to create opportunities for the reallocation of some of the current employment land supply in West Lothian for housing and other uses. NPF2 articulates the spatial consequences of policies for economic development, climate change, transport, energy, housing and regeneration, waste management, water and drainage, catchment management and the protection of the environment. It embodies the Scottish Government's continuing commitment to realising the potential of places, highlighting economic and environmental opportunities in each and every part of Scotland and takes forward the spatial aspects of the Scottish Government's policy commitments on sustainable economic growth and climate change, which will see Scotland move towards an ambitious emission targets as we move towards a low carbon economy.



A growing economy

2.5 Higher sustainable economic growth is the key priority and the approach to achieving what is set out in the *Government Economic Strategy* (GES) as advised in NPF2. The Government is determined that growth should benefit the whole of society and should not come at the expense of our environment. It is committed to increasing wealth throughout Scotland and to reducing regional disparities and has set the target of narrowing the gap in participation between Scotland's best and worst performing regions by 2017.

2.6 The enterprise agencies have been refocused to support key industries and provide a more streamlined service for the business community. The aim is to create a knowledge-driven economy capable of meeting the challenges of a highly competitive global environment. Progress towards a more competitive position will be based on a skilled workforce, creativity and enterprise and the transfer of knowledge into the market place. Scotland's universities, higher education institutions and further education colleges lie at the core of the strategy for developing the skills base necessary to support a knowledge driven economy. The Government is substantially increasing funding for cutting-edge research. It is also providing more targeted support for the creative community to maximise the economic potential of Scotland's arts and culture.

2.7 Scotland's renewable energy potential and encouraging power and heat generation from clean, low carbon sources are another potential source of economic prosperity in the future. Planning and transport policies can make an important contribution by promoting more sustainable patterns of land use and travel. This could have a fundamental impact positively on the economy of West Lothian. The Government in essence wants sustainable places for living and working.

2.8 The Central Belt and the East Coast are the dominant economic corridors for the Lowlands of Scotland. NPF2 states that in the south of Scotland there is a distinctive identity, high environmental quality and proximity to markets in England and

Ireland, which are assets with great economic potential. West Lothian should be seen as being at the heart of this.

2.9 Edinburgh and Glasgow are Scotland's principal centres of business and culture and are key international gateways. West Lothian is well placed to support both cities, given excellent motorway and rail line connectivity. Para 190 of NPF2 recognises that *"In West Lothian there are significant opportunities for business and employment growth in the vicinity of the Forth bridgehead, in Livingston and the Almond Valley and in the Whitburn/ Armadale area."*

2.10 Further information about NPF2 on the Scottish Government website. NPF2 is now under review with the Main Issues Report for NPF3 having been published for consultation. NPF3 was laid before parliament in early 2014 is expected to be approved during 2014.

2.11 Access to modern information and communications technology is now vital for business and Scotland's geography makes the delivery of comprehensive coverage challenging. The Scottish Government has therefore intervened with a programme of investment which has made broadband accessible to over 99% of households. Scotland is now one of Europe's leaders in broadband availability, placing it in a strong position to take advantage of the economic opportunities offered by modern communications technologies. In addition, the Scottish Government is committed to delivering broadband to those individuals and businesses who have reported that they do not yet have access through the Broadband Reach Project, in a contract worth up to £3.3 million.

2.12 In late 2013 there has also been progress in securing Superfast broadband investment for West Lothian as part of the Scottish Government's 'Step Change' broadband initiative, which will ensure that West Lothian at least maintains if not increases its desirability as a location to develop new or expand existing businesses within.

2.13 The Scottish Government agenda is to deliver Superfast Broadband to all by 2020, with significant progress being made by 2015. High speed broadband access will be crucial to building a modern knowledge based economy in addition to allowing the development of wider customer access to digital public services. The uptake of digital public services is key in reducing the cost of delivering public services and is known as 'channel shift'.

2.14 In Autumn 2012, the Scottish Government made funding available to ensure all local authorities in Scotland achieved at least 75% availability of Superfast Broadband. This is defined as having the infrastructure in place to enable a minimum of 25Mbps broadband to be delivered to local communities. Actual speeds to individual premises may, however, be lower, depending on exact location.

2.15 West Lothian Council has agreed a £2.5 million contribution for Additional Local Subsidy (ALS) as part of the General Services Capital Programme 2013/14 to 2017/18 at West Lothian Council on 29 January 2013.

2.16 With an anticipated 99.3% Superfast Broadband availability it is anticipated that West Lothian will have the highest level of Superfast Broadband coverage in Scotland, and one of the highest in the UK.

2.17 The details provided here are still provisional and subject to detailed on the ground surveys by BT Openreach and can change between now and the contract completion date in 2017. It is expected that survey work in West Lothian will commence in January 2016 and be complete by December 2016 with delivery commencing in July 2016 and complete by June 2017. The project will be split into 15 phases and initial delivery will take place in areas eligible for ERDF priority 4 funding (not including West Lothian) as this money has a tighter time limit on its distribution. In West Lothian delivery will be mainly in the later phases.

2.18 West Lothian Council, working in partnership with Scottish Government and BT Openreach, will ensure that Superfast Broadband is delivered to more than 95% of premises in West Lothian by 2017.



Scottish Planning Policy (SPP)

2.19 SPP is the statement of the Scottish Government's policy on nationally important land use planning matters, this includes employment land and economic activity. It is currently being reviewed. SPP states that: *"Planning authorities should ensure that there is a choice of suitable marketable sites and locations for business allocated in development plans, including opportunities for mixed development"* and requires local authorities to respond to the diverse needs and locational requirements of different sectors and sizes of businesses and take a flexible approach to ensure that changing circumstances can be accommodated and new economic opportunities realised. SPP advises that unnecessary planning barriers to business development should be removed and scope provided for expansion and growth. SPP further advises that the planning system should support economic development in all areas by:

- taking account of the economic benefits of proposed development in development plans and development management decisions;
- promoting development in sustainable locations, particularly in terms of accessibility;
- promoting regeneration and the full and appropriate use of land, buildings and infrastructure;

- supporting development which will provide new employment opportunities and enhance local competitiveness; and
- promoting the integration of employment generation opportunities with supporting infrastructure and housing development.

2.20 SPP states that the planning system should be responsive and sufficiently flexible to accommodate the requirements of inward investment and growing indigenous firms. To achieve this, a range and choice of marketable sites and locations for businesses should be allocated in development plans, including opportunities for mixed use development, to meet anticipated requirements. Marketable land should meet business requirements, be serviced or serviceable within five years, be accessible by walking, cycling and public transport, and have a secure planning status and the supply should be regularly reviewed. New sites should be brought forward where existing allocations do not meet market expectations and where identified sites are no longer considered appropriate or marketable, these will require to be re-allocated for another use through the LDP. The specific needs of different use classes should also be taken into account in identifying LDP allocations including access to the strategic road network. Transportation by water is another option that should be considered.

2.21 SPP also requires that support should be given to small business development and growth opportunities for low impact industrial, business and service uses promoted which can co-exist with housing and other sensitive uses without eroding amenity. A flexible approach to working from home should be adopted where the amenity of surrounding properties will not be significantly affected. The tourism industry is one of Scotland's largest business sectors and West Lothian should also support high quality tourism related development, including the provision of appropriate facilities in key locations. Some specialist activities such as research and development and knowledge-driven industries require locations where there is high environmental quality and connections to relevant academic and research institutions and similar businesses.

2.22 SPP requires that high environmental quality can be an important component in attracting investment into an area and can provide important economic opportunities, for example through tourism and recreation. The LDP should therefore aim to ensure that new development safeguards and enhances an area's environmental quality and, where relevant, should promote and support opportunities for environmental enhancement and regeneration. Previously developed land (also referred to as brownfield land) is a potential source of sites for new development and planning authorities should support and promote proposals to bring vacant or derelict land back into productive use for development or to create more attractive environments. Not all previously developed sites are available in the short term, but areas can be identified where investment in site assembly, remediation, infrastructure and environmental improvement will enable successful development in the longer term. Vacant and derelict land and obsolete commercial and industrial property can act as a constraint on the economic growth of towns and cities. The SPP states that authorities should therefore adopt a proactive approach to encouraging the re-use of buildings. It encourages making use of land assembly and compulsory purchase powers to enable redevelopment opportunities where appropriate.

Strategic business locations

2.23 In terms of strategic business locations, SPP states that SDPs, or LDPS outwith the city regions, should identify an appropriate range of strategic business locations such as mixed developments, business parks, science parks, medium and large industrial sites and high amenity business locations.

2.24 Strategic sites for business use which are of high amenity and accessible by all forms of transport should be identified in development plans. These sites should be protected from inappropriate uses and development which would compromise their quality, accessibility or marketability as a business location. Given their special characteristics in terms of location, quality and marketability, the previously identified national sites should be considered by planning authorities when identifying and safeguarding strategic high amenity sites, taking into account the potential for sub-division of large sites. The development plan should identify the type and scale of development which may be appropriate for such sites and should specify the quality of development which is required. The council can also promote a re-zoning of these sites for uses other than employment.

2.25 National planning policy previously identified and safeguarded nine large single user high amenity sites across Scotland. These sites were identified for their special qualities in terms of location, quality and marketability and were targeted at high technology inward investment. The Scottish Government no longer considers it necessary to identify and safeguard such sites through national planning policy. For West Lothian, this refers to sites ELv54 (Linhouse, Livingston) and ELv25 (Eliburn Campus, Livingston). Both sites are identified in the adopted West Lothian Local Plan 2009 as sites for classes 4 and 5 use. The future of these two sites will be considered through the LDP. It should be noted the SPP is under review in 2013 and may well be replaced in mid to late 2014.



3 West Lothian Economic Strategy 2010-20

3.1 The adopted *West Lothian Local Plan* continues to support the council's economic development strategy. The *West Lothian Economic Strategy 2010-20* has been produced in partnership with local organisations and stakeholders and provides a framework for improving the economic prospects of West Lothian's people, communities and organisations. The Strategy makes it clear that West Lothian's economy has reacted positively to constant change over the last 30 years, moving from one that was dominated by manufacturing, to strong growth in service sectors including financial services, retail and wholesale distribution. This diverse economy is reflected in the fact that no single business sector now has more than a quarter of all employment in the West Lothian area.

3.2 The *West Lothian Economic Strategy* maps out how the West Lothian Economic Partnership intends to continue to build on previous successes over the next ten years and recognises West Lothian's place in the wider world – not least as part of the wider city regions in the east of Scotland and strong connections to and synergies with both Edinburgh and Glasgow. Strengthening West Lothian's competitive position is therefore important for West Lothian and for the wider Scottish economy. Sustainable development is 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 the new rail connections; and
- Investment in waste recycling technology to reduce landfill, reduce carbon emissions and produce bio fuel.

3.3 The Strategy sets out West Lothian's economic priorities, building on the key themes set out in the Scottish Government's *Economic Strategy*. The key priority is to support the acceleration of recovery in West Lothian. As public sector funding will be at a premium for some time, the strategy focuses on hard priorities that will help to shape the local economy towards a positive future.

3.4 The Strategy states that West Lothian must ensure that all of its people and communities are equipped to access employment opportunities at all levels as we move towards a return to economic growth. In particular, a focus on ensuring young people have the skills, confidence and aspirations to access opportunities will be important in providing a solid platform for productive, sustainable communities, now and in the future. Continued regeneration and wider access to West Lothian's growing prosperity will promote increased civic pride, in turn promoting a strong image of West Lothian.

3.5 That West Lothian is at the hub of the Scottish economy is confirmed by the fact that 60% of the Scottish population and 54% of VAT registered businesses are within one hour travel time. This represents three million people and some 60,000 businesses – and is a huge opportunity. Allied to this, West Lothian has the fastest growing and youngest population in Scotland. One aspect of the growing population that can be capitalised upon is turning the growing numbers of people choosing to live in West Lothian to a growing number of people who also work and run businesses in the area. Last and not least is the enterprising nature of the area – and it is this human capital that needs to be built upon and developed. To do this education and skills is at the heart of the Strategy.

3.6 The West Lothian population is forecast to rise in all age categories, and this is also reflected in those of working age. Currently, West Lothian has a working age population of 1% above the Scottish figure – and this is forecast to rise to 2% in the next ten years and to 3% above by 2031. This is therefore an issue and challenge for the LDP in order to ensure that we accommodate additional growth in population in terms of requirements for additional jobs.

West Lothian Economic Partnership – Strategy and Action Plan 2013-15

3.7 The *Economic Growth Plan*, prepared by West Lothian Council, provides a range of support to West Lothian Council and partner agencies including Scottish Enterprise (SE) and Scottish Development International (SDI) to deal with the economic impact of the loss of jobs. It is expected that this strategy will be approved by the council in spring 2014. This support includes:

- Enterprise Area for Food & Drink
- Community Regeneration Fund
- Additional business growth support for business

3.8 The *West Lothian Economic Strategy* is a key driver in delivering the outcomes set out with in the *West Lothian Single Outcome Agreement*. In particular the *Economic Strategy* will deliver:

- **Outcome 2**
We are better educated and have access to increased and better quality learning and employment opportunities.
- **Outcome 3**
Our economy is diverse and dynamic, and West Lothian is an attractive place for doing business.

3.9 The revised strategy will also contribute towards realising other outcomes, including promoting West Lothian as an attractive and accessible area to work. It is also the case that the two core economic outcomes are intrinsically linked – eg. better quality employment opportunities depend on growing a diverse and dynamic economy; a better educated (and higher skilled) population is a key factor in making West Lothian an attractive place for doing business.

3.10 The document outlines strengths, weaknesses, opportunities and threats to the West Lothian economy, a summary of which are listed:

Strengths

- Hub location within Scotland is its key economic strength – as a place to live, work, invest and visit.
- Better connected and more integrated within the wider Scottish and global economy than ever before.
- Unemployment levels whilst increasing in the short term as a result of the Vion closure are now just below the Scottish level.

Weaknesses

- Entrepreneurship levels are still below the Scottish and UK levels.
- Youth unemployment is higher than the Scottish level and addressing this remains a very significant challenge.
- Some communities and areas continue to experience higher levels of deprivation and economic exclusion.

Opportunities

- Strong track record in attracting investment and growing businesses in a number of priority sectors. Strong local presence in bio-science, engineering and technology sectors with high research and development and design content. Opportunity to consolidate and build on West Lothian position as a growth zone for technology driven businesses – and encourage more young people to pursue an education and vocational training pathway in appropriate skill sets.
- Enterprise Area Status for Food and Drink focused on sites in Broxburn and Livingston.

Threats

- Small number of large private and public sector employers, which provide a disproportionate share of total jobs. The 10 largest employers employ 21,000. The area remains potentially vulnerable to change and job losses, which might occur amongst these key employers.
- Regenerating communities and reconnecting the most marginalised young people to the world of work requires a long-term and co-ordinated approach – changes to the welfare system will particularly impact on communities and individuals and will put additional demands on services.

Diminishing levels of EU funding could impact on local regeneration of the area.

Strategy development

3.10 The *Economic Strategy* will be delivered by a wide range of partner organisations that make up the West Lothian Economic Partnership:

- West Lothian Council, Scottish Enterprise, West Lothian Chamber of Commerce, The Department for Work and Pensions, West Lothian College, Scottish Rural University College (Oatridge), Federation of Small Businesses, Voluntary Sector Gateway West Lothian, Skills Development Scotland, Visit West Lothian and Shin-Etsu.
- The strategy has been developed in consultation with these partner organisations as well as representatives of the local business community.

3.11 The Strategy and associated Action Plans are underpinned by thorough understanding of economic intelligence about West Lothian. Economic partners are committed to building on this knowledge base to inform delivery of the strategy by:

- Sharing information of partner actions and activity, disseminating knowledge between partners and with businesses and other organisations, providing environmental scanning and intelligence on threats and opportunities and highlighting good practice and positive developments.
- The Strategy will also take account of the emerging *West Lothian Local Development Plan* and present requirements in the adopted *West Lothian Local Plan* and recently approved SDP.



Developing the business case

3.12 West Lothian's location at the heart of Scotland, combined with good transport links and cost competitive facilities, leave the area well placed to continue to develop its business base. However, the current economic climate means that there will be increased competition from more destinations for fewer businesses. The *Economic Strategy* therefore refocuses efforts on promoting the benefits of West Lothian, building on existing sectoral strengths, and creating an environment that is conducive to supporting entrepreneurial activity and innovation. A focus of this strategy is to not only start good, strong businesses, but to continue to support them to enable them to grow and prosper in West Lothian. The role of the LDP will be to allocate land in suitable locations and to assist in delivery of sites.

Economic activity, employment and unemployment

3.13 Levels of employment and economic activity are high in West Lothian; Just 79% of West Lothian's working age population are economically active (source – ONS, December 2013 - <https://www.nomisweb.co.uk/reports/lmp/la/1946157436/report.aspx>) This compares well with many other local authority areas; in fact, only those local authorities in the Highlands, Islands and North East of the country have higher levels of economic activity.

Commuting patterns

3.14 West Lothian has a net outflow of people to work in other areas, predominantly Edinburgh. This should not be seen as a negative as areas that neighbour cities tend to have a high level of commuters. In context, West Lothian has a significantly lower net outflow of people than East and Midlothian, demonstrating an availability of local employment in the West Lothian area.

Qualifications

3.15 In terms of the qualifications of its residents, West Lothian could be said to be below the average Scottish performance, albeit with a lower proportion of the population with no qualifications. In particular, West Lothian is:

- ranked 8th lowest of all Scottish local authorities for percentage of working age population with NVQ level 2 and above;
- ranked 7th lowest for percentage of the population with NVQ level 3 qualifications and above;
- ranked 10th lowest for percentage of the population with NVQ level 4 qualifications and above.

Youth unemployment

3.16 Breaking down unemployment figures by age shows that youth unemployment in West Lothian is higher than the Scottish average. West Lothian's unemployment rate of 2.8% is lower than both the Scotland (3.1%) rate and the Great Britain (2.9%) rate. In terms of youth unemployment, West Lothian has a higher proportion (6.4%) for November 2013 than Scotland (5.4%) of youth unemployment, although both have followed a parallel trend in the last four years.

Earnings

3.17 There are two measures of earnings in a local economy: resident and workplace. Resident earnings are the earnings of those people who live in an area, and include those who travel outside of the area to work. Workplace earnings are the earnings of those who work in the area, and will include those who commute in for employment. Analysis of both measures of earnings indicates that the difference between West Lothian and Scotland in terms of distribution of workers through the occupation groups is followed through in earnings; West Lothian earnings lag behind the Scotland average. Indeed, in terms of resident earnings weekly earnings in West Lothian are, at £421, among the ten lowest in the country. Over time, West Lothian's (resident) earnings have been consistently below the Scotland figure.

Employment by occupation

3.18 Analysis of employment by occupation group highlights that West Lothian, in comparison to Scotland, has a lower proportion of employees in the top occupation groups:

- more than 38% of West Lothian workers are in groups 1-3, compared with 41.5% of workers in Scotland;
- West Lothian has a slightly higher proportion of groups 4 and 5, administrative jobs and the skilled trades than Scotland and a slightly lower proportion in groups 6 and 7, personal services and sales;
- consequently, West Lothian has a higher proportion of workers in the bottom two occupation groups than the Scottish average, 21.7% in comparison to 18.8%.

3.19 In comparative terms, West Lothian has a healthy economy characterised by high employment levels, low concentrations of deprivation and a healthy business base in terms of the generation of new businesses. However, having said that, the occupation profile identifies a lower proportion of workers in the higher occupational groups, West Lothian residents have lower level qualifications than the rest of the working age population in Scotland, and so, not surprisingly, average earnings are lower than in the rest of Scotland.

Key sectors and industries in West Lothian

3.20 West Lothian provides a base for a wide variety of businesses and organisations that have located or developed here – more than 4,500 businesses and other employers in total. A number of industries have grown in scale to the extent that they have achieved a critical mass and offer significant opportunities for further growth. Other sectors are less well developed but also provide potential, having been identified as important to the wider Scottish economy. The area has a vital role to play in encouraging growth in Scotland's priority industries. An important part of West Lothian's strategy therefore is to develop these priority industries and support the growth of a diverse range of SMEs.



3.21 Key sectors are as follows:

Food and drink

West Lothian has 65 companies and 4,500 employees in this sector including both large-scale and niche producers. West Lothian's hub location enables firms to supply national and international markets. For example, recent expansion of the Glen Turner Distillery at Starlaw in Livingston and Glenmorangie at Alba Campus in Livingston. To assist in the economic recovery of Broxburn following the closure of the Vion plant, Scottish Government has confirmed that an Enterprise Area has been designated on sites in Broxburn and Livingston. This forms part of the Broxburn Recovery Plan supported by the council in partnership with Scottish Government and Scottish Enterprise. More information on the [Enterprise Areas](#) can be found on the Scottish Government website.

Life sciences

West Lothian bolsters a significant biotechnology and medical products business sector with 13 major companies such as J&J Medical and Quintiles employing over 2,200 employees. In addition, there are a number of smaller but equally dynamic firms contributing to the strength of the sector.

Financial services

This sector is particularly strong in metropolitan Edinburgh and West Lothian has large employers within the sector with approximately 2,600 employees, notably Intelligent Finance and HSBC and a wider group of firms serving local markets.

Tourism

West Lothian has a number of heritage and recreational assets of national significance, family orientated attractions catering for day visitors and a retail sector that draws in visitors from across Scotland and the UK.



Energy

Whilst West Lothian has only a small presence within this sector; there is significant potential and commitment to promote the wider use and development of renewables.

Electronic markets

This sector maintains a very significant presence in West Lothian with 85 firms and 4,800 employees. West Lothian is home to some of the world's leading companies and a diverse indigenous electronics and opt-electronics sector.

Other industries important to West Lothian

3.22 West Lothian also has a number of additional sectors that are important to the local economy, which complement and support Scotland's priority industries. These are:

Logistics and distribution

Comprising 300 companies and 5,200 employees based in West Lothian. The sector includes specialist warehouse and freight operators, distribution operations linked to food, drink, electronics and other manufacturing operations and the Scottish distribution hubs for major retail chains.

Construction

Comprising 490 companies and 4,900 employees based in West Lothian. With so much current and planned investment in property and infrastructure, West Lothian could experience major growth in construction related activity and employment as we come out of recession and major Core Development Area (CDA) developments gear up and continue on site. Allied to this, there are numerous civil engineering and construction contractors, material suppliers and training specialists located within the area.

Retail

West Lothian's tourism potential is reinforced by its strong specialist retail offering. Overall the sector employs 10,300 employees based in West Lothian. With major expansion of Livingston Town centre complementing the developments in the traditional town centres, further growth in the sector is anticipated and in recent years there have been numerous applications granted for new supermarkets in Whitburn and Broxburn and built in Armadale, in particular in areas where there is a shortfall of convenience retail capacity. An additional supermarket has been developed in Livingston town centre and an extension to supermarkets granted in Linlithgow. There have also been other applications for supermarkets granted in Whitburn and Armadale.

Public Sector

West Lothian lags behind Scotland as a whole for the percentage of public sector jobs in the local economy. However, proactive marketing of West Lothian has helped to attract a number of high profile public sector bodies and agencies including the Inland Revenue customer contact centre, Scottish Building Standards Agency and HM Inspectorate of Education (Hemi). There is, however, concern that the council, as its funding decreases due to austerity measures, will inevitably lose further jobs in the next few years. (source – ONS, December 2013 - <https://www.nomisweb.co.uk/reports/lmp/la/1946157436/report.aspx> and *West Lothian Economic Strategy 2010-20*).

The way forward - key principles

3.23 At a time of economic challenge, two key principles have underpinned the development of the *West Lothian Economic Strategy* and these are:

- spheres of influence and the need to focus on actions where, at a local level, the partners can make a difference; and
- the need to focus investment on a limited number of deliverable priorities.

Priorities for West Lothian are:

- Enterprise and Business Development
- People and Skills
- Inclusion; and
- Business infrastructure, regeneration and visitor assets

Enterprise and business development

3.24 The strategy states that creating a stronger entrepreneurial base is a vital component of a successful economy, as is increasing the number of knowledge based businesses and businesses in key sectors. Building on West Lothian's distinctive strengths to attract and retain such businesses will be as important as encouraging the full entrepreneurial spirit of our people to come through.

People and skills

3.25 Supporting and building upon the innovative nature of our people will be a key requirement and will require that all levels of education are adequately resourced and continue to make the case for additional central support for schools and colleges to meet West Lothian's rising population and help address levels of youth unemployment.

Inclusion

3.26 Creating a stronger entrepreneurial base is a vital component of a successful economy, as is increasing the number of knowledge based businesses and businesses in key sectors. Building on West Lothian's distinctive strengths to attract and retain such businesses will be as important as encouraging full entrepreneurial spirit to come through.

3.27 Unemployment, particularly amongst young people is the biggest waste of our most important resource – human talent. The *West Lothian Economic Strategy* aims to secure sustainable economic growth and extend employment, enterprise and skills opportunities to disadvantaged and underrepresented groups and individuals.

Business infrastructure, regeneration and visitor assets

3.28 West Lothian’s location, rising population and ‘quality of place’ are leading to the construction of new housing and the formation of reshaped communities. West Lothian now needs to achieve the greatest economic impact from this and maximise the potential to attract visitors. Key partners in progressing this theme are Visit West Lothian, West Lothian Council, and Visit Scotland, private sector partners, town centre management groups and Scottish Government. Key objectives are to encourage and enable those living in West Lothian to also work in West Lothian; create an integrated and sustainable transport infrastructure, maximise the potential of town centres and the visitor offering in the area.

Strategic fit and measuring progress

3.29 It is important that the *Economic Strategy* is measured against another key council document, the *Community Plan*. The table below indicates how the *Economic Strategy* can help fulfil the targets of the *Community Plan*.

Table 1: *West Lothian Economic Strategy 2010-2020 and the West Lothian Community Plan*

Aspiration	Outcomes	Economic Strategy Contribution
We strengthen our economy through an improved range and quality of businesses and we raise the quality of life through increased economic participation	Making West Lothian the most attractive place in Scotland for doing business	<p>Equip would-be entrepreneurs with the skills to support sustainable businesses.</p> <p>Expand incubation facilities and tie in with all partner support, including finance, legal, education etc.</p> <p>Promote programmes to increase the number of new local businesses formed – including high growth start-up’s</p> <p>Support the businesses to develop new products, processes, services and markets.</p> <p>Support for local businesses in adopting innovation, new technologies and sustainable energy.</p> <p>Link businesses to expertise in education.</p> <p>Market learning benefits to business and make education/training ‘easy to buy’.</p> <p>Establish education/SME links.</p> <p>Support enterprise in West Lothian through a knowledge transfer programme linking the West Lothian Colleges and potentially partner universities.</p> <p>Ensure a wide supply of available business sites and premises are available, particularly through public/private partnership working.</p> <p>Explore alternatives for freight transport (e.g. Union Canal/rail freight terminal) to free capacity on key transport arteries.</p>
	Realising our full economic potential with more and better employment opportunities for our people	<p>Attract professional business services to Livingston Centre.</p> <p>Promote the M8 corridor at Heartlands as the ‘must have address’ for priority industries.</p> <p>Re-invent the Alba Campus as the place for business.</p> <p>Joined up West Lothian’ to attract and support businesses in priority industries that are of area significance.</p> <p>Spend the time required to involve businesses that may not recognise themselves as part of ‘a sector’. Their input may currently be being missed.</p>

Aspiration	Outcomes	Economic Strategy Contribution
<p>We manage and balance the effects of an increasing population and social geographic diversity, to protect and improve our physical environment for the future</p>	<p>We live in well designed sustainable places where we are able to access the amenities and services we need</p>	<p>Digital Britain will refocus development on technology. Focus planning efforts on including fibre optic infrastructure to be included in all residential developments to better enable working at home 10 years from now – Wireless West Lothian. Focus on embedding the current infrastructure plans to enable West Lothian to take advantage of any opportunities that do emerge (e.g. waste, renewables, increase scale of shopping, new prison). Work to implement bus priority measures to help buses maintain fast, reliable journey times and promote increased use to support West Lothian environmental targets. Maximise the economic development and regeneration potential of the Bathgate to Airdrie rail link.</p>
	<p>We value and enjoy our built and natural environment and protect it and enhance it for future generations</p>	<p>Encourage people who come to the retail centres to take advantage of other leisure opportunities in the area. Encourage interest from hotel chains in developing more hotels along the M8 corridor and build bed-night's to support Edinburgh spill-over. Promote West Lothian's real tourism strength of central location – great for enabling people to access three main areas of interest in Scotland (Glasgow, Edinburgh, Highlands). Support Visit West Lothian to realise the new 5 year plan to develop tourism in West Lothian and in working strategically with Edinburgh and support the Tourism Strategy Improve and promote traditional town centres as retail, leisure, employment and visitor locations.</p>
<p>We achieve a more inclusive community by providing housing, health and social care services in an integrated way which allows all groups of people to live as independently as possible</p>	<p>We have improved the life chances for children, young people and families at risk</p>	<p>Support schools to ensure that all young people gain the skills, motivation and confidence to move into work or other positive destinations on leaving school</p>
	<p>We have tackled the significant inequalities in our society</p>	<p>Prioritise the availability of post-school literacy/numeracy support that is employability and employment focussed. Promoting government sponsored and national programmes. Utilising the community and voluntary sector better – they can play a key role in an individuals journey back into Employment. Labour agreements with employers and investors to enable jobless to access employment. Support West Lothian's Local Transport Strategy (2009) in its aim to support economic development and social inclusion by developing and promoting sustainable transport solutions that support the area to reach its potential, and enable local communities to access opportunities.</p>
<p>We build a dynamic, inclusive learning community which allows all people in West Lothian to develop to their full potential</p>	<p>Our citizens are better educated, more skilled and more successful</p>	<p>Promote entrepreneurial activities in schools and colleges. Develop a sustainable mechanism that will link the supply of skills to demand. Establish a strong link between Scottish Enterprise priority sectors/ businesses and support this link into skills pipelines. Be creative in attracting funding from partnership and European pots.</p>
	<p>Our young people are successful learners, confident individuals, effective contributors and responsible citizens</p>	<p>Bring schools and business together and invite local business speakers (potentially parents) to inspire school pupils through 'selling the dream'. School/college partnerships are working – develop and build on this success.</p>
	<p>Our children have the best start in life and are ready to succeed</p>	<p>Develop routes into positive futures for all school leavers.</p>

Source: West Lothian Economic Strategy 2010-20

Measuring progress

Strategic Themes	Strategic Objectives	Economic Strategy Actions
Enterprise and business development	Objective 1: Supporting entrepreneurship	Equip would-be entrepreneurs with the skills to support sustainable businesses. Expand incubation facilities and tie in with all partner support, including finance, legal, education etc. Promote programmes to increase the number of new local businesses formed – including high growth start-ups. Promote entrepreneurial activities in schools and colleges.
	Objective 2: Grow innovative, competitive and sustainable businesses	Support the businesses we have to ride the recession and recover after it through developing new products, processes, services and markets. Support for local businesses in adopting innovation, new technologies and sustainable energy. Link businesses to expertise in education
	Objective 3: Focus on priority industries	Attract professional business services to Livingston Centre. Promote the M8 corridor at Heartlands as the 'must have address' for priority industries. Re-invent the Alba Campus as the place for business. 'Joined up West Lothian' to attract and support businesses in priority industries that are of area significance. Spend the time required to involve businesses that may not recognise themselves as part of 'a sector'. Their input may currently be being missed
People and skills	Objective 1: Increased opportunity for school leavers	Bring schools and business together and invite local business speakers (potentially parents) to inspire school pupils through 'selling the dream'. School/college partnerships are working – develop and build on this success. Develop routes into positive futures for all school leavers.
	Objective 2: A focussed workforce development plan	Develop a sustainable mechanism that will link the supply of skills to demand. Establish a strong link between Scottish Enterprise priority sectors and support this link into skills pipelines.
	Objective 3: Easy access to learning for business and enterprise	Market learning benefits to business and make education/training 'easy to buy'. Be creative in attracting funding from partnership and European pots Establish education/SME links. Support enterprise in West Lothian through a knowledge transfer programme linking the West Lothian Colleges and potentially partner universities.
Inclusion	Objective 1 Improving literacy and numeracy issues	Support schools to tackle literacy and numeracy issues at source. Prioritise the availability of post-school literacy/numeracy support that is employability and employment focussed.
	Objective 2 Supporting employability and jobs access	Promoting government sponsored and national programmes. Utilising the community and voluntary sector better – they can play a key role in an individuals journey back into employment. Labour agreements with employers and investors to enable jobless to access

Strategic Themes	Strategic Objectives	Economic Strategy Actions
Physical Infrastructure	Objective 1: From 'living in' to working in' West Lothian	Ensure a wide supply of available business sites and premises are available, particularly through public/private partnership working. Digital Britain will refocus development on technology. Focus planning efforts on including fibre optic infrastructure to be included in all residential developments to better enable working at home 10 years from now – Wireless West Lothian. Focus on embedding the current infrastructure plans to enable West Lothian to take advantage of any opportunities that do emerge (e.g. waste, renewables, increase scale of shopping, new prison).
	Objective 2: Creating an integrated and sustainable transport infrastructure	Support <i>West Lothian's Local Transport Strategy</i> (2009) in its aim to support economic development and social inclusion by developing and promoting sustainable transport solutions that support the area to reach its potential, and enable local communities to access opportunities. Explore alternatives for freight transport (eg. Union Canal/rail freight terminal) to free capacity on key transport arteries. Work to implement bus priority measures to help buses maintain fast, reliable journey times and promote increased use to support West Lothian environmental targets.
	Objective 3: Join up the visitor offering	Encourage people who come to the retail centre to take advantage of other leisure opportunities in the area – Almond Valley Heritage Centre etc. Encourage interest from hotel chains in developing more hotels along the M8 corridor and build bed-night's to support Edinburgh spill-over. Promote West Lothian's real tourism strength of central location – great for enabling people to access three main areas of interest in Scotland (Glasgow, Edinburgh, Highlands). Support Visit West Lothian to realise the new five year plan to develop tourism in West Lothian and in working strategically with Edinburgh. Improve and promote traditional town centres as retail, leisure, employment and visitor locations

Source: *West Lothian Economic Strategy 2010-20*

3.30 The council's *Corporate Plan 2013/17* identifies 'improving the employment position in West Lothian' as one of the council's key priorities.

3.31 The council is also actively promoting West Lothian in the recently published *Invest West Lothian*. The document sets out and highlights the success of local firms in growing their businesses and the reasons why companies are choosing to relocate to the area. It should be noted that the Strategy is being reviewed in 2013

NB stats provided in this section 2.27 have come from the *West Lothian Economic Strategy* or from ONS - (source – ONS, December 2013 - <https://www.nomisweb.co.uk/reports/lmp/la/1946157436/report.aspx>)

Delivering the Strategy – Action Plans

3.32 The *Economic Strategy* will be underpinned by eight action plans which reflect different streams of work being delivered by the council and economic partners. These action plans provide the detailed delivery of economic interventions and form an integral part of the *Economic Strategy*:

- *A Business Development Action Plan* - will support businesses through building an entrepreneurial culture, supporting business start-ups and early stage company growth to increase the overall stock of businesses.
- *An Investment Action Plan* – will support investment in West Lothian, complementing and collaborating with national agencies including Scottish Enterprise and SDI and where appropriate collaborating with neighbouring authorities.
- *Town Centre Action Plan* – will be seeking to maximise the potential of West Lothian's town centres through working in partnership with the business community, BID companies and town centre groups and to improve and promote traditional town centres as retail, leisure, employment and visitor locations. To attract professional business services to traditional town centres.
- *Tourism Action Plan* – will promote West Lothian as a visitor and tourism destination building on the area's distinct offering.
- *Regeneration Action Plan* – The purpose of this plan is that regeneration interventions will be targeted in communities and areas with the greatest need. This must include supporting areas of multiple deprivation and rural and isolated communities whilst attracting investment and promoting sustainable growth in those areas with growth potential. The council has the lead role and this area of work also requires a high degree of involvement by partners. The council's approach needs to empower communities to take responsibility for specific local actions and services.

- *Jobs Action Plan* – The key purpose of this plan is to promote access to jobs – ensuring all young people have an opportunity to progress into a positive destination on leaving school, and maximising the impact of national employment initiatives. The council will work in partnership with national agencies, (Skills Development Scotland (SDS) and Department for Work and Pensions (DWP)), training providers and employers to deliver sustained job outcomes for job candidates.
- *Skills Action Plan* – The key purpose of this plan is to invest in improving skills levels within West Lothian - the council has a specific role in respect of school and community based provision and also works in close partnership with other agencies including West Lothian College to deliver a joined up skills strategy for West Lothian.
- *Social Enterprise Action Plan* – The purpose of this plan is to ensure that West Lothian seeks the development of a thriving and enterprising Third Sector is essential for the delivery of West Lothian's Vision. The public, private and third sectors work together to protect the natural environment, reduce social inequality and poverty, strengthen cohesion and build community leadership to the benefit of residents.
- *Social enterprises* play a pivotal role in supporting communities by increasing community leadership and cohesion. An enterprising Third Sector can build social capital, promote the benefits of co-planning, support the delivery of effective services, reduce local inequalities and achieve improved outcomes for residents in areas of highest need.

3.33 The overall strategy will be assessed on an annual basis via a performance scorecard against a number of 'key indicators' and the Action Plan will also have its own indicators and both will be assessed against criteria such as employment levels, business start ups, survival rates of start ups, inward investments secured, employment levels for various age groups and increasing employees in various key sectors.

West Lothian's Economic Growth Plan

3.34 The *Economic Growth Plan* for West Lothian was published in April 2013. It sets out various strategies to aid regeneration of employment in West Lothian, which has had such impacts as the closure of the Vion food plant in 2012, with the loss of 1700 jobs. Money has been secured from the Scottish Government of some £29 million for community regeneration and grant schemes over a three year period. This is linked to the securing of Enterprise Area status for West Lothian that was agreed as an important enabling factor in helping create new jobs. The benefits relating to sites with Enterprise Area status include:

- Non domestic rates relief up to £55,000 per annum for five years;
- A streamlined approach planning;
- High speed broadband connectivity;
- Intensive promotion of the sites by Scottish Development International; and
- Skills and training support for locating firms.

3.35 In order to qualify for rates relief, it is necessary to specifically define sectors which are targeted for the Enterprise Areas and in West Lothian this applies to general manufacturing/ growth sectors, specifically around food and drink activities. The three sites identified are at Westwood in Broxburn, Clifton View also in Broxburn and a site at Eliburn in Livingston and became effective from April 2013.

3.36 The Growth Plan also includes support through funding for training and job grants in the areas of long term innovation and development and some £4.7 million is allocated in this area. There will also be grant funding available for existing key companies within West Lothian and there is support being provided by the West Lothian Business Gateway in terms of match funding, youth enterprise grants, enterprise grants, project grants and a partnership office that is to be established in Greendykes, Broxburn to help manage this process.

3.37 The *Economic Growth Plan* also has a communications strategy to promote immediate support for people who have lost their employment, support for community regeneration, promoting the Enterprise Area and long term innovation and development. The overall aim is to create some 3000 jobs in the next 2-5 years to help offset the closure of Vion. The message being sent out to investors and local people is that:

- West Lothian has a skilled workforce;
- It is located strategically in the centre of Scotland;
- Businesses will benefit from Enterprise Area status.

3.38 As for the Vion site itself, it is within an employment area boundary under policies EM5 and EM6 in the adopted *West Lothian Local Plan* 2009 and is being considered for redevelopment.

3.39 Since April 2013, significant progress has been made on the targets of the growth plan. These are summarised in a report considered by the council's Development and Transport Policy Development and Scrutiny Panel on 14 November 2013.



4 *West Lothian Single Outcome Agreement and Community Plan*

4.1 The *West Lothian Single Outcome Agreement in 2013 - 23* states that one of its requirements/outcomes is to strengthen the economy. The new *Community Plan* and SOA set out West Lothian Community Planning Partnership's long term vision for West Lothian. The Partnership renewed its *Community Plan* in 2010 and produced *Towards 2020*, this has been converged with the *Single Outcome Agreement* to create West Lothian's plan for place. The shared vision was set out in *Towards 2020* and states 'We want to provide an improved quality of life for everyone that lives, works and does business in West Lothian'. The *Single Outcome Agreement* is the delivery mechanism by which the Community Planning Partnership will deliver the vision and aspirations set out in the council's *Community*

Plan which sets out six aspirations for West Lothian. These are linked to the council's new local outcomes with strengthening the economy being a key aspiration:

- Strengthening the economy
- Caring for an ageing population
- Reducing health inequalities
- Making our communities safer
- Balancing increasing development with protecting the environment
- Increased learning. The outcomes and life stages outcomes are listed. Many of these will be linked to ensuring that West Lothian has a thriving economy:

Outcome 1:

We are better educated and have access to increased and better quality learning and employment opportunities

Life Stages outcomes:

- Everyone's life chances are maximised (by improving their educational attainment) to become successful learners, confident individuals, responsible citizens and effective contributors and have a positive destination; and
- Every adult has the skills and ability to secure and sustain employment.

"West Lothian, in common with other areas, has experienced the impact of the global recession, and unemployment has risen as a result, with unemployment amongst young people aged 16-24 years of particular concern. However, latest figures show that employment rate has increased, exceeding the rates for both Scotland and Great Britain. Percentage of claimants of key out of work benefits has also decreased and compares favourably with the Scottish levels"

Outcome 2:

Our economy is diverse and dynamic, and West Lothian is an attractive place for doing business

Life Stages outcomes:

- ALL citizens in West Lothian are impacted

"West Lothian's economy has reacted positively to constant change over the last thirty years, moving from one that was dominated by manufacturing, to strong growth in service sectors including public services, retail and distribution, hotels and restaurants, manufacturing, construction and finance and IT; with opportunities for growth in other priority industries (including food and drink, tourism and life sciences). This diverse economy is reflected in the fact that no single business sector now provides more than a quarter of employment."

Outcome 3:

We live in resilient, cohesive and safe communities

Life Stages outcomes:

- ALL citizens in West Lothian are impacted
- There is less relevance in this outcome to the economy than the previous Outcome 1 and Outcome 2

"Building strong communities is a priority for West Lothian Community Planning Partnership. Ensuring that all our citizens can live their lives free from the fear of crime is a high priority for West Lothian. The Community Safety Partnership has identified the key priority outcomes for West Lothian Council through a strategic assessment process that has been completed in conjunction with all community safety partners including Police, West Lothian Council, Fire, Health and voluntary sector. This prioritises the key issues that really matter to local people and partner agencies will focus on these identified priorities in order to reduce crime and disorder whilst making people feel safer in their local communities"

Outcome 4:

People most at risk are protected and supported to achieve improved life chances

Life Stages outcomes:

- ALL citizens in West Lothian are impacted
- There is less relevance in this outcome to the economy than the previous Outcome 1 and Outcome 2

Outcome 5:

Older people are able to live independently in the community with an improved quality of life

Life Stages outcomes:

- Older people live longer healthier more independent and fulfilling lives within a supportive community and continue to learn and develop
- There is less relevance in this outcome to the economy than the previous Outcome 1 and Outcome 2



Outcome 6:
We live longer, healthier lives and have reduced health inequalities

Life Stages outcomes:

- Older people live longer healthier more independent and fulfilling lives within a supportive community and continue to learn and develop

“The health of the Scottish population is improving but some health inequalities are still widening. Health Inequalities refers to the difference in life expectancy and morbidity rates between the most and the least affluent in society. This is not as straight forward as lifestyle issues; determinants include community, economic, cultural and environmental factors. Health inequalities result in substantial ill health and disability, which in turn has an impact on the economy and demand for local services”

Outcome 7:

We make the most efficient and effective use of resources by minimising our impact on the built and natural environment

Life Stages outcomes:

- All citizens in West Lothian are impacted

“Helping to achieve Scotland’s national outcomes for the environment and building a sustainable West Lothian is a key priority for the Community Planning Partnership. This means valuing and enjoying our built and natural environment, and protecting and enhancing it for future generations. It also involves managing our natural resources in a more sustainable way, and working together to reduce the impact of climate change.

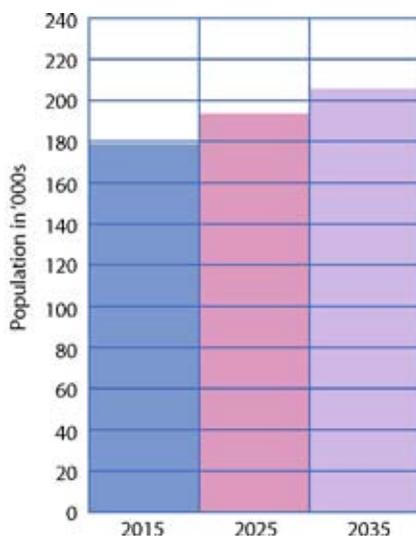
Changes in the climate could threaten both the built and the natural environment with significant impacts on communities, the local economy and service delivery. Community Planning Partners, businesses, organisations and communities have a vital role to play in reducing greenhouse gas emissions and preparing for the effects of climate change.

The council is committed to working with its partners on mitigating and adapting to climate change and promoting sustainable development. This will be achieved through a range of activities relating to:- waste - minimising the amount of waste that is sent to landfill and increasing recycling; transport - promoting sustainable and active modes of transport and increasing access to sustainable transport; sustainable use of resources - reducing energy use through the introduction of renewable technology and energy efficiency measures in buildings and encouraging behavioural change to reduce energy consumption; and, measures to adapt to both current and future changes in the climate. Further action will be identified in the council’s Climate Change Strategy for West Lothian.”

5 The West Lothian economy

5.1 Levels of employment and economic activity are high in West Lothian: 82% of West Lothian’s working age population is economically active, the second highest level of any Scottish local authority. There are 74,500 jobs based in the area [April 2014]. Key sector strengths are in food and drink manufacture, distribution and logistics, construction, biotech and life sciences, financial services and retail. A number of significant employment developments have been granted planning consent in the last eighteen months. Details are contained in the *Monitoring Statement* to the LDP.

5.2 The population of West Lothian is 172,990 (GRO-S 2011 mid-year estimate) and is the youngest and fastest growing in Scotland with an average age of 38 compared with an average of 40 in Scotland as a whole and it is predicted to increase throughout the period to 2035 with the population predicted to be 179,912 at 2015, 193,354 at 2025 and 205,345 at 2035 (GRO-S 2010 based population projections).



5.3 West Lothian’s unemployment rate of 2.8% is lower than both the Scotland (3.1%) rate and the Great Britain (2.9%) rate. (source ONS) Some 4,255 businesses are known to be operating in West Lothian (3,630 of which are VAT/ PAYE registered). An analysis of unfilled job vacancies shows that the rate of vacancies is slightly lower in West Lothian than in Scotland as a whole – 568 per 10,000 working age population for West Lothian compared to 590 for Scotland. 60% of Scotland’s population (some 3 million people and 54% of Scotland’s businesses) is within one-hour travel time.

Employment Land in West Lothian

5.4 Employment land supply on allocated sites in West Lothian totals 645ha. However, only 83ha of this was immediately available for development. Over half of the employment land supply was on safeguarded sites including the national safeguarded sites at Linhouse and Eliburn, Livingston. Employment land growth is anticipated to continue along the M8 corridor at Livingston and the Winchburgh/M9 corridor with the Myreside CDA allocation. Appendices 3 and 4 also assess in general terms what the overall land supply is in West Lothian and the status of individual allocated sites. Appendix 4 indicates that, in terms of all employment land i.e. land within employment area boundaries or allocations whether used or not, West Lothian has some 1070ha of employment land allocated in the local plan (excluding CDAs and Springfield/Balgornie) and some 1183ha including the CDA allocations. Appendix 3 indicates that in mid 2013, of the actual allocations set out in Appendix 5.1 of the local plan some 448ha remained undeveloped.

Source: *Employment/Unemployment Trends*

5.5 Employment and economic activity trends in West Lothian provide a general indication of economic activity and wellbeing within the area. These are set out in Tables 2 and 3 indicate that West Lothian has performed relatively well over the period since adoption of the local plan in terms of the percentage of the workforce in West Lothian being employed compared with both the Scottish and the British average.

Table 2: Numbers in Employment

Date	West Lothian (numbers)	West Lothian (%)	Scotland (%)	Great Britain (%)
Apr 08-Mar 09	85,700	78.1	75.4	73.9
Apr09-Mar10	84,900	73.3	71.0	70.3
Apr10-Mar11	84,850	72.4	71.1	70.1
Apr11-Mar12	83,200	71.7	70.7	70.2
Apr12-Mar13	84,600	79.9	76.8	77.4

Source: *Office of National Statistics (ONS) annual population survey*

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

Table 3: Number of Jobs in West Lothian

Number of Jobs West Lothian, Scotland and Great Britain			
Year	West Lothian (employee jobs)	Scotland (employee jobs)	Great Britain (employee jobs)
2005	74,000	2,398,800	26,496,600
2006	75,300	2,376,900	26,355,100
2007	74,600	2,408,500	26,602,200
2008	76,300	2,420,400	26,677,200
2009	74,800	2,380,300	26,590,100
2010	74,500	2,330,400	26,610,300
2011	74,200	2,303,200	26,605,200
2012	73,900	2,301,200	26,600,100
2013	74,300	2,302,300	27,300,100

Source: ONS annual business inquiry employee analysis Crown Copyright Reserved [from Nomis on 8 September 2013]

Table 4: Employment and Unemployment (October 2012 – September 2013)

	West Lothian (numbers)	West Lothian (%)	Scotland (%)	Great Britain (%)
All People				
Economically Active*	91,800	79.9	79.9	77.4
In employment*	84,600	73.6	70.7	71.2
Employees*	78,100	67.9	62.4	61.1
Self Employed*	6,100	5.2	7.7	9.5
Unemployed (model-based)\$	7,000	7.6	7.8	7.7
Males				
Economically Active*	47,200	83.2	81.6	83.2
In employment*	43,000	75.6	74.3	76.2
Employees*	38,600	68.0	63.3	62.5
Self Employed*	4,300	7.4	10.5	13.1
Unemployed (model-based)\$	4,200	8.9	8.8	8.2

	West Lothian (numbers)	West Lothian (%)	Scotland (%)	Great Britain (%)
Females				
Economically Active*	44,500	76.7	72.1	71.5
In employment*	41,600	71.6	67.3	66.2
Employees*	39,400	67.8	61.6	59.7
Self Employed*	1,800	3.1	4.9	6.0
Unemployed (model-based)\$	2,900	6.6	6.7	7.2

Source: ONS annual population survey

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

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

5.6 Table 4 indicates that the percentage of all people who are economically active is higher in West Lothian than it is in Scotland and Great Britain. Furthermore, the percentage of all people that are unemployed is lower in West Lothian than it is in Scotland and Great Britain.

Table 5: Economic Inactivity (October 2012 – September 2013)

	West Lothian (level)	West Lothian (%)	Scotland (%)	Great Britain (%)
All People				
Total	22,800	20.1	23.2	22.6
Student	3,800	16.9	22.8	25.8
Looking after family/home	4,900	21.6	20.0	25.6
Temporary sick	#	#	2.4	2.0
Long-term sick	7,300	31.8	29.2	21.8
Discouraged	!	!	1.0	0.6
retired	4,200	18.4	16.8	15.4
Other	1,600	7.2	7.7	8.8
Wants a job	6,000	26.	25.9	24.5
Does not want a job	16,800	73.5		

Source: ONS annual population survey

- sample size too small for reliable estimate.

! - estimate is not available since sample size is disclosive

Notes: Numbers and % are for those aged 16-64 % is a proportion of resident population of area aged 16-64 and gender

5.7 Table 5 indicates that West Lothian has a marginally less economically inactive percentage of population compared with the Scottish and British average.

Business

Table 6: VAT Registered Businesses (2013)

Area	West Lothian (numbers)	West Lothian (%)	Scotland (%)	Great Britain (%)
Registrations	535	14.3	14.	12.1
Deregistrations	220	6.3	6.9	7.1
Stock (at end of year)	4,255	-	-	

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

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

5.8 VAT registrations and de-registrations are the best official guide to the pattern of business start-ups and closures. They are an indicator of the level of entrepreneurship and of the health of the business population. As such they are used widely in regional and local economic planning. As can be seen, West Lothian performs well in this area of the economy, compared with Scotland and Great Britain as a whole and following the recent economic downturn, there has been an upward momentum in the last year to eighteen months in business start ups and West Lothian compares favourably in this regard when compared nationally.

5.9 Further information on detailed statistics relating to the economic well being of West Lothian can be found in the *West Lothian Economic Update* December 2013/January 2014.

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

Employment Land Supply in West Lothian

5.11 The employment land supply as of July 2013 for West Lothian is as follows:

Table 7: west Lothian Employment Land Supply

Total Allocated Employment Land (Ha)	644.8
Land that is effective (Ha) i.e. land that is judged to have no significant constraints	82.9
Non effective land (Ha) i.e. land with development constraints	198.5
Safeguarded (i.e. CDA employment land or single user sites)	363.4

source – West Lothian Development Planning 2014

The Town and Country Planning (Use Classes) (Scotland) Order 1997 defines categories of employment uses. The amount of land in West Lothian is set out in Table 8:

Table 8: West Lothian Employment Land Allocations by use class

Total Allocated Employment Land (Ha)	644.8
Land allocated for class 4 (business), 5 (General industrial) and 6 (storage and distribution) uses (Ha)	474.3
Single user and specialized uses (Ha)	170.5

source – West Lothian Development Planning 2014

A detailed breakdown on all existing employment land allocations is set out in Appendix 1 to this document.

5.12 The main employment locations in West Lothian i.e. industrial estates or business parks with developed and available employment land in West Lothian are set out in Table 9:

Table 9: Main employment locations in West Lothian

Major employment sites in West Lothian	
Related settlement	Name of site(s)/allocation(s)
Armadale	Armadale CDA
Bathgate	Pyramids Business Park, Standhill, Whitehill, Whiteside, J4M8
Broxburn	East Mains, Thistle Business Park and East Mains CDA
East Calder	Camps Industrial Estate and CDA Expansion
Livingston	Alba Campus, Brucefield, Gavieside, Beughburn, Deans, Eliburn, Houstoun, Kirkton Campus, Oakbank, Starlaw and Gavieside CDA (Almond North and Almond South)
Whitburn	Cowhill and Balgornie Farm*
Winchburgh	Winchburgh CDA (Myreside East and Myreside West)

Source – West Lothian Development Planning 2014

*proposed new allocation, Springfield/Balgornie is a longer term safeguard in the WLLP between Armadale and Whitburn.



5.13 In taking forward the employment land requirements set out in the SDP, the West Lothian LDP will be required to support the retention of 150ha of the established strategic employment land supply. In addition, there will be a requirement to provide an additional employment land for mainstream employment uses in the LDP, beyond that already allocated in the *West Lothian Local Plan*. However, if some existing employment allocations, or part of allocations, such as in the case with Linhouse, Livingston are removed, this may mean other sites will likely be required to be allocated for employment.

6 The *West Lothian Local Plan* (WLLP)

6.1 Adopted in 2009, the *West Lothian Local Plan* seeks to implement requirements of the Edinburgh and the Lothians Structure Plan at a local level. West Lothian's economic history has been characterised by a cyclical dependence on different employment sectors. This sectoral over-reliance – on coal and oil shale mining, engineering, and more recently electronics – where decline follows growth, highlights the need to widen the range of employment types in the area to secure a sound, robust local economy. Reliance on one particular employment sector, or employer, must therefore be avoided. The recent Scottish experience has shown that even the high-technology sector is vulnerable: global market fluctuations, reconstruction or contractions can have significant impact on an over-dependent local economy causing major job losses. There is therefore benefit in promoting diversity to secure economic stability.

6.2 The local plan includes a land supply for all types of employment activity in terms of location, availability, size and amenity. Whilst the focus is on class 4 (business), class 5 (general industrial) and class 6 (storage and distribution) uses, the plan recognises that it is important to provide for future development in other business activities not included in these use classes, but which provide a significant contribution to economic prosperity. Policies within the local plan contain an element of flexibility to allow for this. The local plan states that employment sites should be highly accessible to walking, cycling and public transport, or be capable of being served by improvements to existing transportation infrastructure.

6.3 In recent years, West Lothian has, like most, had to face up to the economic recession and downturn. The economically active workforce in West Lothian at March 2014 was 91,300. This is an increase of 5,900 from just after adoption of the Local Plan. Unemployment in West Lothian at January 2014 was 3,182 i.e. 2.8 % of the workforce. In March 2009, shortly after the *West Lothian Local Plan* was adopted, unemployment in West Lothian was 4,573 or 4.5% of the workforce. It is clear that both the workforce and employment levels have increased, and that the economic downturn that



saw unemployment rise to as high as 8.1% of the workforce in March 2012, has now been subject of a recovery (Source – ONS and West Lothian Economic Updates <http://www.westlothian.com/media/docs/commpr/kei/wleujanfeb2014>).

6.4 West Lothian offers a huge potential resource in terms of housing and employment land, particularly in the ‘core development areas’ and places great emphasis on the need to improve communication and transportation networks. This includes the following developments, which are and will in the future benefit West Lothian, in particular:

- the expansion of Edinburgh Airport which could bring significant benefits to the Scottish economy;
- the Replacement Forth Crossing (Queensferry Crossing);
- rail development to improve the Edinburgh airport’s gateway status for the Central Belt; and
- re-opening of the Bathgate-Airdrie railway line.

6.5 The local plan reflects only one aspect of the council’s activity in promoting the economic well-being of the area, primarily by maintaining a supply of good quality development opportunities. In parallel, the council is engaged in other strategies involving its various partners and drawing from other wider strategies including the work of the West Lothian Business Centre and Enterprise Centre.

6.6 There has also been demand for other uses out with employment use classes 4, 5 and 6 in established industrial estates, where some sites are being lost as mainstream employment opportunities. The council recognises this demand and is looking at becoming more flexible to this through the LDP, by considering the establishment of potential ‘trading estates’ on some existing industrial estates to cope with this demand. This would have a knock on effect for class 4, 5 and 6 land supply which may mean more land needs to be allocated. The council will, however, consider undertaking an assessment of existing stock, both in terms of allocated sites and non-allocated sites and site effectiveness, in particular assessing sites within employment area boundaries identified in the local plan.

6.7 At the same time, there is a need to enhance the supply of sites suited to general service sector businesses, such as offices and suppliers to manufacturing and other industrial process businesses, along with traditional manufacturing and engineering industries. A wide range of essential, but visually less presentable industries that need accessible, well-screened premises is also important. West Lothian enjoys a locational advantage at the geographical centre of the Scottish population with good communications in most directions. This presents an attractive location for storage and distribution warehousing (for example Junction 4 M8 and the Tesco Distribution plant in Livingston) which can, in some cases, create as many jobs as other industrial sectors and there have been a significant number of this type of business that have located within West Lothian.

6.8 The local plan reflects the changing nature and the diversity of demand in its allocation of development sites. It is important to ensure that the sites allocated are suited to the specific employment activity. The opportunities identified will, therefore, be categorised to cater and steer the diversity of uses for which demand is anticipated. There may be constraints in the availability and preparation of development sites, as some businesses may have been unable to find development opportunities suited to their needs. The approved *Strategic Development Plan* provides some guidance on requirements.

6.9 Accordingly, the local plan:

- allows for the diversification of the local economy from a reliance on manufacturing and large electronics facilities by encouraging the move towards a knowledge based economy and support for SME's;
- allows for increases in the momentum of economic development in West Lothian by allocating and safeguarding a wide range of sites of various types and size;
- assesses the supply of employment land, bringing forward new sites and re-classifying employment sites where appropriate;
- brings forward new employment opportunities within the CDAs, to foster mixed used development and local employment opportunities;
- de-zones industrial land unsuitable for industrial development;
- encourages the acquisition, servicing and promotion of key sites by appropriate agencies including Scottish Enterprise and the private sector;
- enhances the environmental quality of existing and proposed employment areas; and
- safeguards sites at Linhouse and Eliburn as proven sites in accordance with national policy. (This is being reviewed through the LDP MIR as required by *Scottish Planning Policy* Published in February 2010).

The CDAs

6.10 The CDAs in West Lothian are being planned as mixed-use developments which will provide local employment opportunities. These master-planned allocations offer enhanced accessibility provided by new infrastructure.

Armadale CDA

Within Armadale there has been a significant loss of previously allocated industrial land to housing with the result that so there are now few opportunities for new employment development. At Armadale South, the new rail station on the Airdrie-Bathgate line, coupled with improved road access to the south (towards the M8 via a newly opened motorway junction) and east (onto the A801), will enhance accessibility and links to the strategic road network. A 45ha site to the south of the railway has been identified as offering employment/mixed use suitable primarily for class 4 business uses in closer proximity to the residential allocations, whilst class 5 general industrial and class 6 distribution uses would be considered within the wider area. This benefits from a planning permission in principle, but work has yet to begin on site and no detailed applications have been submitted (as of April 2014).



Winchburgh/East Broxburn/Uphall CDA

Associated with the Winchburgh CDA proposals is the provision of a new access to and from the strategic road network, along with a new rail station. With other transport initiatives, including the Queensferry Crossing which is due to open in 2016, this location offers significant potential to attract employment uses and would be attractive to storage and distribution uses as well as high amenity business and general industrial uses. 40ha of employment land is identified. Planning permission in principle was granted in April 2012 as part of the CDA master plan for Winchburgh for employment land at Myreside East and West.

At East Broxburn, there is an opportunity to bring forward a small single high amenity employment site adjacent to East Mains Industrial Estate, at the junction of the proposed new distributor road and the A89. Given its prominent location at the entry point to the CDA at East Broxburn, and on a gateway into West Lothian, only use class 4 will be likely to be permitted. The site extends to around 5ha and also benefits from Enterprise Area Status. As of April 2014, no planning applications in either principle or detail have been submitted for employment uses on the site.

Livingston and the Almond Valley CDA/West Livingston/Mossend

The employment sites at West Livingston provide a natural extension and next phase of Kirkton Campus. The sites are also well placed to offer employment opportunities to the remoter communities of west West Lothian. The allocations, known as Almond North (AN) and Almond South (AS) have a combined area of around 40ha, are located on the east side of the CDA allocation at West Livingston, adjacent to Kirkton Campus, and near to the Alba Centre (ELv41). High amenity use classes 4 and 5 are envisaged.

Calderwood, East Calder

Compared to the network advantages of the other CDA allocations, the Calderwood area is relatively less well served in term of access to motorways and, given the proximity of the other significant employment opportunities, the potential is more limited. However, there is an opportunity to re-develop and extend Camps Industrial Estate, which lies immediately adjacent to the Calderwood CDA allocation. A new allocation extending to some 20ha is proposed south of the existing estate. The new allocation is categorised as a Category A General Needs Industrial site for use classes 4, 5 and 6. It benefits from planning permission in principle.



Looking further ahead

6.11 West Lothian cannot rest on past successes. The council and its partners must constantly look to stay one step ahead, by anticipating areas of growth. The process is one of constant re-invention. Whilst the supply of land established in the local plan continues to provide a healthy supply of opportunities, there is a need to spread the benefit of the area's economic recovery to the western parts of West Lothian to support economic and social regeneration objectives of local and national strategies, including the council's *Single Outcome Agreement* and *Regeneration Action Plans*. A review of employment land allocations, will assess site effectiveness for employment sites.

6.12 In the national context, the concept of fostering co-operation between the Glasgow and Edinburgh city regions re-enforces the desirability of promoting links across administrative boundaries, towards North and South Lanarkshire. For example, re-opening of the Bathgate-Airdrie rail line has offered the opportunity to enhance economic linkages westwards from West Lothian and the development of the Avon Gorge 'missing link' would enhance north and south connections, in particular links with Falkirk, Stirling, Clackmannanshire and the west of Fife.

Business development

6.13 A large proportion of employment growth is anticipated to take place in the service sector, which is likely to expand in West Lothian as the economy of the area continues to develop and as Livingston matures into a fully-fledged sub-regional centre. Increased office development in West Lothian will not only diversify the local employment base, but would also help reduce the reliance on, and outward commuting to Edinburgh as the main centre for service jobs in the Lothians.

6.14 As the LDP progresses to the proposed plan stage, the council will seek to provide more detail and guidance on the following matters with regard to employment sites and allocations:

- Producing high quality design standards and environmental improvements for all sites;
- Promoting green awareness;
- Ensuring adequacy of options in terms of employment sites, range of use classes and scale and size of employment developments;
- Providing specific guidance for employment sites and developments in rural locations that are proposed or are insitu;
- Reviewing existing SPG for both *Construction Training and Local Employment Agreements* and *Provision of Digital Ducting within New Developments*; and
- the status of existing historic 'holdings' sites, which are largely out with settlements or in rural areas, throughout the council are, for example sites at Houston Mains Holdings, Uphall, Letham Holdings, Livingston and Raw Holdings East Calder etc may be reviewed.



7 The Strategic Development Plan (SESplan) requirements

7.1 The *Strategic Development Plan (SDP)* was approved by Scottish Ministers on 27 June 2013 and sets out an ambitious vision which recognises that the Edinburgh and south east Scotland area is a key driver in the Scottish economy with Edinburgh, at its heart. The SDP aims to ensure that the City Region, underpinned by its high quality built and natural environment, continues to be internationally recognised as an outstanding area in which to live, work and do business. The West Lothian LDP will require to fully accord with the minimal requirements of the SDP.

7.2 Maintaining and enhancing the area's special qualities and delivering high quality, resilient places in the context of further growth will be vital to ensure the future prosperity of the area. The plan sets out a spatial strategy which recognises existing development commitments and promotes a sustainable pattern of growth. The strategy is supported by a framework for delivery which will promote and secure economic growth. Sustainable economic growth is at the heart of the strategy.

7.3 One of the key aims to deliver the SDP vision is to *"Enable growth in the economy by developing key economic sectors, acting as the national hub for development and supporting local and rural development"*. This reflects identification of Edinburgh and south east Scotland as a key area for growth.

7.4 In terms of the economy, the SDP states and recognises that the Scottish Government has set out that its central purpose is to increase sustainable economic growth, with the SDP taking a more proactive role. It identifies strategic business locations which are of high amenity value and which are accessible by all forms of transport. The spatial strategy therefore aims to respond to the diverse needs and locational requirements of different sectors and sizes of businesses whilst being flexible to changing circumstances in order to accommodate new economic opportunities. The SDP identifies Midlothian and West Lothian as the areas which have experienced the highest growth over the period 2004-2008 with these local authority areas seeing job increases of 22% and 16% respectively.



7.5 The *SDP Economy Technical Note* is accompanied by an audit of existing allocated employment sites in the SESplan area and at March 2010. Key economic challenges facing the city region are identified, all of which will apply to West Lothian and have also been agreed by Scottish Enterprise:

- Reducing differences in earnings and economic performance across the region;
- Addressing the impact of the economic recession;
- Providing a strong foundation for future growth to maintain competitiveness;
- Addressing the challenge of globalisation and increased international competition;
- Dealing with the impacts of changing demographics and the impact on workforce skills requirements; and
- Responding to the challenge and opportunities of climate change.

7.6 The *Technical Note* identifies key employment sectors and acknowledges that the area requires land allocations to accommodate these. The key sectors are as follows, many of which apply to West Lothian:

Energy

Accessible high-load bearing quayside facilities with access to the North Sea for the transportation of offshore turbines will be required. Additional land will be required for the creation of manufacturing and engineering facilities. These must ideally be accessible by heavy transport and with good proximity to quaysides by road or other means of transport. Also a requirement for new office accommodation that offers research and development facilities for companies specialising in low carbon technologies. Opportunity for West Lothian: Some heavy industrial uses could be located in Houston Industrial Estate for example and there are many locations for high quality office developments such as Alba and Starlaw in Livingston.

Life sciences

Due to complex requirements such as clean rooms and modern laboratory facilities, blue-chip life sciences companies typically favour bespoke accommodation in dedicated science parks. Smaller life sciences employers are typically accommodated within science parks or in incubator facilities on university campuses. This will require the protection of existing facilities and the provision of sufficient high quality land to be set aside for the future expansion of science parks and campuses.

Opportunity for West Lothian: There may be scope for single user sites in West Lothian or in Alba Campus, Livingston or Starlaw for use in the life sciences sector for higher quality class 4 uses.

Creative industries

Additional office accommodation set in high quality environments with good broadband internet connections is required. Links with educational institutions would be advantageous.

Opportunity for West Lothian: West Lothian has numerous employment areas that could accommodate such high amenity uses.

Food and drink & storage and distribution

Significant storage and distribution and also food and drink manufacturing facilities are required. West Lothian already provides for this sector and has potential for further similar developments, given the excellent connectivity of the area. The SDP advises that the scale of food and drink manufacturing is likely to decline, with mass-production operations giving way to smaller niche operations based around premium products, although this trend may to some extent be offset by consolidation, both within the industry and within companies.

Opportunity for West Lothian: West Lothian is well placed, in that there have also been recent designation of the Enterprise Area sites in Broxburn and Livingston that focuses development on the largely related food and drink manufacturing sector. With a skilled workforce and established base of food and drink businesses, West Lothian demonstrates clear growth opportunities in the sector, a sector which due to its strong export expansion provides opportunities for growth which do not displace existing economic activity or jobs.

Enabling (and digital) technologies

A range of urban and rural employment sites will be required to accommodate this sector, including affordable, fit-for-purpose starter units and offices.

Opportunity for West Lothian: West Lothian has a range of potential sites for this type of use.

Financial and business services

Modern Grade A office accommodation either within town and urban centres or in business parks are required to accommodate this sector.

Opportunity for West Lothian: West Lothian has a range of potential sites for this type of use throughout the area.

Tourism

Additional hotel and holiday accommodation facilities are required which are well linked to tourist locations or are located on sites with good access to public transport hubs. Conserving and enhancing the environmental and cultural heritage of the SESplan area is also required.

Opportunity for West Lothian: the council has a proactive approach to encouraging visitors to West Lothian for the betterment of the area economically and works in close partnership with Visit West Lothian and supports the council led Tourism Strategy.

Educational infrastructure (Universities)

To meet their future property requirements, universities are likely to follow the trend of moving to new builds on the outskirts of urban centres rather than in the urban centres themselves. The increasing focus on science, technology and engineering, means that universities will require modern, increasingly sophisticated laboratory facilities.

Opportunity for West Lothian: West Lothian has two further education facilities West Lothian College in Livingston and Oatridge Agricultural College in Ecclesmachan. Both have scope to be physically extended.



7.7 West Lothian has a high concentration of employment land and allocations compared with some of the SESplan partners, although Fife and Edinburgh have similar concentrations. This is reflective of the more densely concentrated and larger population of West Lothian compared with SESplan partner authorities, but is also likely to be because of the transport and communications and available infrastructure.

7.8 As required by SPP, the SDP is required to allocate a series of Strategic Employment sites for industrial and business uses in highly accessible locations. The available strategic employment sites in West Lothian are identified in Figure 10 below. These sites are considered strategic due to their size, quality and expected function. It should also be noted that a new strategic employment site is suggested to be allocated at Balgornie Farm, north of Whitburn. There may be scope for further opportunity at Linlithgow.

Table 10: Allocated strategic employment locations in West Lothian:

KEY EMPLOYMENT LOCATION IN SESPLAN	STRATEGIC SITE NAME	PREFERRED USE	STATUS	SITE AREA (Ha)
Livingston, M8 & M9 Corridors	Alba Campus	Business	Immediately Available	10
	Beughburn (ELV64)	Business, General Industrial, Storage and Distribution	Constrained – access to site and servicing	28
	Houston Industrial Estate	Business, General Industrial, Storage and Distribution	Immediately Available	7
	Heartlands, Whitburn	Business, General Industrial, Storage and Distribution	Immediately Available	31
	Eliburn, Livingston (ELV25)	Business, General Industrial.	Immediately Available	12

SOURCE: SESplan Employment Technical Note, November 2011

7.9 West Lothian also has employment land allocations located within the CDAs. These are largely greenfield sites and would require to be fully serviced before being brought into use and are detailed in Table 11

Table 11: CDA Employment Land Allocations:

SITE REF	ADDRESS	AREA (Ha)
TF	Trees Farm, Armadale	45.4
MW	Myreside West	28.8
ME	Myreside East	10.59
CE	Camps Industrial Estate, East Calder	20.1
EM	Site east of East Mains, Broxburn	4.76
AN	Almond North, west of Livingston	16.5
AS	Almond South, west of Livingston	23.9

7.10 Key findings from the Accessibility Analysis for SESplan in respect of access to employment at the settlement level included some settlements in West Lothian:

- settlements with the best access to employment by public transport includes Linlithgow.
- settlements with the best access to employment by car includes Whitburn.
- the highest rates of car commuting includes West Calder.

IT and digital connection impacts on the economy

7.11 The continuing evolution of modern business practices is changing the traditional travel to work patterns. Modern communication technology can help to both disperse economic activity and reduce existing commuting levels. Whilst many such businesses can operate from home, some require small, often low cost sites. The economy and diversification of the way people live their lives has, and will continue, to be aided by growth in the digital economy, making rural and home based business and working effectively from home away from a normal place of employment a more practical and realistic proposition. This has opened up opportunities for new ways of working and doing business across various sectors of the economy although speed, if not availability of broadband, is an issue that will require addressing if the UK, Scotland, the SESplan area and indeed West Lothian are to keep pace with competing European and worldwide city regions, which already use higher broadband speed levels.

7.12 Digital ducting is the physical infrastructure underground that can carry the fibre optic and other cables associated with digital technologies, including data services that can sit alongside traditional infrastructures such as telephone and electricity. Opportunities exist at the early stages of planning developments for developers to consider and/or ensure that the potential for installing the ducting to support services is factored into the infrastructure considerations for these developments to support emerging and future digital technology infrastructure.

7.13 As well as allowing speed and quality of communication to improve, digital technology can have a marked impact on land use and the environment. For example, with the rise of online buying, rising exponentially year on year can lead to a requirement of larger storage and distribution facilities that can disperse goods over a wide geographical area, often globally. This can lead to vacant shop units in the high street to the detriment of the vitality and viability of our town centres. In terms of the environment, carbon emissions can be reduced and negative impacts on the climate, by reducing the previously normal manner of travelling to work. Many companies already operate in this way, and this is likely to continue into the future.

7.14 It is not yet clear as to the extent of the impact that the digital economy will have on the spatial environment. What is evident is that the increasing use and quality of digital technology will affect many ways in which people live, not just how they work, and this could impact upon a mix of land uses contained within West Lothian. The impact of digital technology could have a major benefit to more remote communities and parties, who can be far away from services. Work should continue to monitor and evaluate the impacts of IT and digital networks on the economy.

7.15 The council has responded fully to the Scottish Government consultation on *Scotland's Digital Future – Infrastructure Action Plan* published in March 2011. This document sets out the Scottish Government's ambitions to deliver Next Generation Broadband infrastructure (NGBI) to Scotland.

Issues for the LDP from the SESplan Technical Note

7.16 The SDP requires the LDP to be flexible so that local authorities can respond to the diverse needs and locational requirements of different sectors and sizes of businesses as well as future changes in the economy.

7.17 Scottish Enterprise forecasts for 2008-2011 suggested that for the early part of the SDP period the take up of new employment land may be slow as Scotland's economy moves out of recession. There is an expectation that a considerable amount of office, industrial and warehouse space will have become vacant during the recession period. The SDP supports the uptake of vacant space in established employment areas whilst continuing to protect the allocated employment land supply for development in the medium to longer term. The plan requires continued allocation of a generous supply and range of employment sites in order to plan for economic growth beyond the impacts of the recession and be flexible to meet any changes to the future economy. In order to overcome some of the issues and constraints highlighted in the report the LDP should support and encourage the improvement of transport and other infrastructure and improve labour market access in order to assist in economic growth. The council will consider undertaking a capacity study to reflect and confirm this to inform the proposed LDP.

7.18 The renewable energy sector and other areas such as online internet shopping will present new opportunities and challenges for West Lothian both in terms of facilities to serve these sectors and job opportunities.

7.19 Collaborative working with all stakeholders will be required to ensure that the *Economic Strategy* and development plan work together to increase employment development and ultimately the number of jobs available in West Lothian to its residents. This will include dialogue with Scottish Enterprise which has identified the following key issues for the LDP:

Ensuring effective employment land allocations

A key challenge going forward will be to ensure that the supply of fully effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated. The analysis required to support this may need to concentrate as much on the quality of the employment land supply, as it will on the quantity. It may be appropriate for the LDP to review existing non-effective allocations, including existing safeguards, potentially with a view to reallocating these for sustainable alternative uses, and replacing these sites with allocations better suited to meet market demands.

Concentrating development in sustainable locations

Mention also needs to be made to the need to enhance and diversify the rural economy and create opportunities within the more outlying parts of the West Lothian area in order to build and sustain rural communities, tackle disadvantage, improve accessibility and provide reasonable access to good quality services. There also needs to be support for agricultural diversification, a reduction in the need to travel to work, through improvements in accessibility to larger centres of employment, providing local employment opportunities in sustainable locations. The issue of the rural economy is particularly acute in west West Lothian and south west West Lothian which are more remote from the large centres of Bathgate and Livingston.



8 Other related policy issues for the economy of West Lothian

8.1 There are a number of key elements of national economic policy which have a spatial dimension and a bearing on how employment land is promoted through the planning process.

Government Economic Strategy 2007-2017

The Government's focus is on sustainable economic growth through a planning framework that protects and enhances the environment whilst enabling the development of growth enhancing activities across Scotland.

The Scottish Economic Recovery Plan: Accelerating Recovery (March 2010)

The Plan highlights the central importance of a modern planning framework for future economic growth and looks to an improved planning system to boost its contribution to economic development. It also emphasises the importance of early identification of infrastructure requirements and ensuring that developer contributions sought are reasonable

and proportionate. Revised planning guidance highlights the need to consider market conditions and promotes the use of staged or deferred payments to minimise the impact contributions have on development. In the light of the consequences of climate change, it is an economic imperative that efforts to move to a low carbon economy are supported. This offers opportunities to develop new industries in Scotland.

Climate change policy

There are a number of other significant strands of Scottish Government policy which relate to the overarching significance of climate change and the need to consider its effects. Scotland has particularly ambitious targets for reducing the impacts of climate change, and these must be incorporated into spatial planning decisions and the move towards more sustainable local economic development.

Climate Change (Scotland) Act 2009

The Climate Change (Scotland) Act 2009 is a key commitment of the Scottish Government. It sets ambitious targets for reducing greenhouse gases and the move towards a low carbon economy. The Scottish Government has set an interim 42% reduction target for 2020. The council has a Renewables Strategy and will seek to support this through the development plan that will add to employment opportunities as the strategy is implemented. The council is also drafting a Climate Change Strategy for 2014-20, which states that *“West Lothian Council’s vision for tackling climate change is “a resource efficient, low carbon council working in partnership with and supporting the West Lothian community to mitigate the worst effects of climate change and ensure a resilient and more sustainable future.”* The first *Climate Change Strategy 2014-2020* identifies key areas that the council needs to address to meet the challenges and take advantage of opportunities associated with climate change.

The Low Carbon Economic Strategy

The *Low Carbon Economic Strategy* is an integral part of the Government’s *Economic Strategy* to secure sustainable economic growth, and is a key component of the broader approach to meeting Scotland’s climate change targets.

Key targets set by the Scottish Government include the need to:

- decarbonise electricity generation by 2030 and largely decarbonise the heat sector by 2050;
- almost complete decarbonisation of road transport by 2050;
- significant decarbonisation of rail by 2050; and
- establish a comprehensive approach to ensure that carbon is fully factored into strategic and local decisions about rural and urban land use.

Actions arising from this will allow progress to be tracked against key low carbon economic aims to:

- increase the value of low carbon goods and services sector to more than 10% of the Scottish economy by 2015 and continue to increase beyond this and in doing so, create 60,000 green jobs;
- provide 80% electricity, 11% of heat production and 10% of transport use from renewable sources by 2020; and,
- reduce Scotland’s final energy use by 12% through energy efficiency measures by 2020.

West Lothian Villages Improvement Fund

8.2 A report to the Council Executive on 21st May 2013 set out proposals for the delivery and operation of the Villages Improvement Fund of £1.65 million to be phased over the period 2013/14 to 2017/18. It is proposed that the fund will have two elements:

- a rural shop front improvement scheme; and
- a scheme of small scale village improvements and initiatives.

The fund would have two work streams:

- 1) A shop frontage/shop improvement scheme, to which local independent retailers can apply. It is proposed that a total budget allocation of £60,000 for shop front and/or shop premises improvements is made which could support around 80 businesses over the five year period.
- 2) Small scale village improvements and initiatives, this could include a number of types of investment – including both a) physical improvements to the streetscape including provision of street furniture, signage and access improvements and investment in community provision which could allow for investment in projects which support young people.

Assisted Area Status

8.3 The 2014-2020 Assisted Area Status eligibility criteria identify areas which either have GDP lower than the EU27 average, unemployment at 115% of the UK average or suffer from peripherality or geographical isolation. These eligibility criteria are based on lagging data and broadly reflect GDP from 2008 -2010. This initial eligibility is carried out at a NUTS 3 statistical level which consist of 136 top level authorities or groups of authorities. West Lothian is a stand alone 'NUTS 3' area. West Lothian was one of only 24 'NUTS 3' areas in the United Kingdom that was adjudged not to meet these initial qualifying criteria and thus be ineligible for Assisted Area status under Criterion 1-4.

8.4 Assisted Area status will be of benefit to West Lothian's economy by allowing provision of additional funding and support to both medium and large enterprises over the period 2014 – 2020. It is a valuable tool in attracting inward investment and helping existing firms to expand their operations within West Lothian. An application for Assisted Area Status was submitted to the Scottish Government in late 2013.

Proposed Assisted Area for West Lothian

8.5 An M8 Corridor Assisted Area status would capture the major development sites in West Lothian and cover the areas which have seen the largest loss of jobs. The proposed area covers communities along the M8 corridor including Broxburn, Bathgate, Livingston and Whitburn. The proposed assisted area has an unemployment rate of 5.5%, significantly above the West Lothian (4.4%), Scotland (4.2%) and UK averages (3.9%).

8.6 The assisted area covers less than a third of the population of West Lothian but it accounts for 3,600 of the 6,300 (2009-2012) job losses in West Lothian (4,800 of the 7,500 including Vion Halls in 2013) and 700 of the total 1,500 (2009-2012) manufacturing job losses (1,900 of the 2,700 manufacturing job losses including Vion Halls in 2013). The proposed area includes existing employment sites at East Mains, Houstoun, Kirkton, Whitehill and Burnhouse as well as the future Development areas of Starlaw, Riddochhill, Winchburgh and Heartlands. The council is also looking at potential areas where unemployment is particularly high, including Strathbrock, Middleton, Houstoun, Oatridge, Ladywell, Boghall, Kirkton, Blackburn, Almond and Polkemmet.

8.7 In total the proposed assisted area covers 342 Hectares of the 462 Hectares of development land allocated in the local plan. This equates to 74% of the land available for industrial and commercial development. The proposed assisted area also contains 65% of the current non SME companies in West Lothian and 400 of the 600 current SMEs based in Industrial or commercial premises.

8.8 The proposed area has a strong focus on the Broxburn area, which has been hit hardest by the Vion Halls closure and includes the new Food & Drink Enterprise Area locations in Eliburn and Broxburn. It captures a large proportion of the potential for new industrial development in West Lothian and allows the area to build on the *Economic Growth Plan* and attract new firms to help create Economic Growth in the area.

8.9 If the Scottish Government agree to include the proposed West Lothian Assisted Area then they will forward the proposals to the UK Department for Business Innovation & Skills for approval.

8.10 Finally the proposed assisted area will need to be signed off by the European Commission in Brussels. This is usually a formality however the Criteria 5 notes advise that: Awarding Assisted Area status under Criterion 5 requires a special dispensation application to the Commission and suggests that the Commission see such cases as exceptional and warranting additional scrutiny. This may require additional information to be provided to the Commission or require additional scrutiny.

8.11 In support of West Lothian's case is the fact that the area has in recent years suffered from several major local employer redundancy events. These have been particularly severe in the Food & Drink production and wider Manufacturing sectors. Major local employers who have closed include:

- 2011 Bausch & Lomb – Contact Lens manufacturer – 500 job losses
- 2011 Amcor Flexibles – Food Packaging Manufacturer – 100 job losses
- 2011 McCowans – Food Production – 100 job losses
- 2012 Eagle Envelopes – Stationery Manufacturer – 50 job losses
- 2013 Vion Halls – Food Production – 1,700 job losses
- 2013 Wiseman Dairies – Food Production – 100 job losses
- 2013 Wincanton – Food Distribution – 100 job losses
- 2013 Highlander Crisps – Food Production – 50 job losses

8.12 Given the above and that GDP figures used to define eligibility criteria are lagging indicators which may not reflect the reality on the ground in 2013, West Lothian has a strong case for consideration under Criterion 5 which allows for Assisted Area Status applications to be made where contiguous areas of at least 50 000 inhabitants that are undergoing major structural change or are in serious relative decline, provided that such areas are not located in NUTS 3 regions or contiguous areas that fulfil the conditions to be designated as predefined areas or under Criteria 1 to 4.

8.13 Further evidence to support the council's application is shown in the data recorded in the Business Register and Employment Survey (BRES) data for West Lothian shows that there has been a sharp reduction of total jobs in West Lothian from 80,600 in 2009 to 74,300 in 2012 - a reduction of 8%. This is the 9th highest percentage of job losses of any 'NUTS 3' area in the UK and the second most severe of all non Criteria 1-4 eligible areas after Swindon.

8.14 Although 2012 is the most recent year available, if the jobs at Vion Halls in 2013 are taken into account this gives us a 9% reduction. This would put West Lothian as having the 3rd highest total reduction in jobs in the whole of the UK.

8.15 BRES data looking at the Manufacturing sector over the period 2009-2013 shows an even more severe picture and identifies a reduction in total jobs in West Lothian from 9,400 to 7,800, a

reduction of 17%. This is the 8th highest reduction in Manufacturing jobs of any NUTS3 area in the UK and the second most severe of all non Criteria 1-4 eligible areas after Warrington. If job losses at Vion Halls in 2013 are taken into account, this gives West Lothian a 30% reduction. This would put West Lothian as having the 2nd highest reduction in manufacturing jobs in the whole of the UK.

8.16 Whilst this paints a bleak picture, West Lothian Council has not stood still in reacting to these major structural changes. In partnership with the Scottish Government and Scottish Enterprise the West Lothian *Economic Growth Plan* has been developed to help deliver future economic growth in the area and in particular an Enterprise Area status has been granted for sites in Broxburn and Livingston to help attract new firms to invest in the area. Assisted Area Status would have been another potential tool to deliver replacement jobs and help West Lothian to manage the major structural changes which it is undergoing. Regrettably however, in early 2014, the application was rejected and the reasons for this were reported to the Council Executive on 27 May 2014.

West Lothian Economic Strategy – Action Plan

8.17 The new *Economic Strategy* and Action Plan, that was approved by the Council Executive on 4 March 2014.

8.18 It builds on previous strategies while taking account of the changed economic circumstances in West Lothian as a result of the global economic downturn and specific recent challenges in West Lothian, notably the closure of Vion Halls and associated job losses. The *Economic Strategy* builds on the successes of the *Economic Growth Plan* and sets them in the wider context of the West Lothian Economic Partnership's aspirations for the future economic success of West Lothian. Delivery of the strategy will be through 8 action plans. These action plans underpin the strategy and reflect different streams of work being delivered by the council and economic partners. Identified Action Plans are:

- *Business Development Action Plan;*
- *Investment Action Plan;*
- *Town Centre Action Plan;*
- *Tourism Action Plan;*
- *Regeneration Action Plan;*
- *Investment Action Plan;*
- *Skills and Lifelong Learning Action Plan;*
- *Enterprising Third Sector Action Plan.*



9 Conclusions

9.1 The LDP will seek to support the growth of a competitive and sustainable local economy in West Lothian to support the recent economic recovery, whilst ensuring environmental and residential amenity are retained and the council's requirements under the Climate Change Act 2009 are supported also.

9.2 One of the key requirements of the LDP will be to ensure that there is an effective supply of employment land into the future. It is also important that best use of existing industrial estates and business parks is made and that new mainstream employment development is directed to these areas in the first instance. There is also the need to accord with SESplan requirements to support existing strategic employment land allocations. In particular, it is vitally important that the employment areas in CDAs become established over the plan period in terms of serviceable land, to provide for new employment generating sites available to the market, beyond the existing established sites. Such key sites as Myreside East and West in Winchburgh, Tarrareaoch Farm (Armadale), Almond North and South (west Livingston), East Mains expansion area in Broxburn and Camps extension in East Calder, as well as a new allocation at Balgornie Farm north of Cowhill in Whitburn, will provide for emerging and future demand in key locations on main transport corridors throughout the district.

9.3 It also essential that in challenging economic times, the council makes best use of supporting tools and frameworks such as Assisted Area Status and Enterprise Areas and that there is a degree of flexibility in the employment land supply to allow some employment generating uses to be sited within employment areas where local circumstances allow, to support the local economy. The MIR is the first key stage in the LDP process to seek the views of parties on these matters.

Bibliography / background papers

- *National Planning Framework 2*
- Draft National Planning Framework 3
- *Scottish Planning Policy*
- *Emerging Scottish Planning Policy*
- *West Lothian Economic Strategy 2010 to 2020*
- SESplan Approved Plan
- *SESplan Economy Technical Note*
- West Lothian Local Plan 2009
- The Scottish Economic Recovery Plan: Accelerating Recovery (March 2010)
- Climate Change (Scotland) Act
- 2020 Routemap for Renewable Energy in Scotland
- *The Low Carbon Economic Strategy*
- *Government Economic Strategy*
- Enterprise Areas (Links to Scottish Government website)
- West Lothian Economic Profile 2013
- West Lothian Economic Update December 2013/January 2014

Appendix 1: Extract From Appendix 5.1 West Lothian Local Plan

Employment Land Allocations

Employment sites: local plan categorisation

In allocating land for business and industrial uses falling within use classes 4, 5 and 6, the local plan has to recognise the diverse range of activities that are carried out within these use classes, as well as providing a range of choice of locations for each activity. The local plan has also to accommodate the possibility that the nature of development will change within the local plan period.

Accordingly, this local plan has adopted a more detailed categorisation of the land supply than its predecessors, as identified in paragraph 5.28, and has allocated new sites to address potential constraints. This categorisation recognises that different types of development falling within use classes 4, 5 and 6 will have different locational and environmental requirements – for example a high quality office complex and a recycling centre.

The categorisation will assist businesses and developers to identify the sites most suited to their purposes, and will allow the council to steer proposals towards the most appropriate locations.

The categorisation of sites is as follows:

Core categories

- A. General needs industrial – these tend to be the older, more traditional industrial estates, or new allocations for a similar purpose, where the broadest range of use classes 4, 5 and 6 would be acceptable. The full range of industrial uses can be accommodated, subject to the appropriate controls on those which may have an impact on the local amenity, i.e. potentially hazardous or other bad neighbour uses, which may raise local environmental issues and impact on neighbouring businesses. It is unlikely that there will be restrictions on open storage, or small scale distribution uses, subject to traffic generation.
- B. High amenity 4, 5 and 6 – this category is typified by the newer industrial parks, where a broad range of activity is still acceptable, but where a better quality of development will be required and where, for example, open storage is likely to be unacceptable. It is anticipated that development will reflect modern design standards and materials, with a greater control over ancillary areas (eg. parking and vehicle circulation) and the location and visibility of plant rooms etc, with a higher quality of on-site landscaping.
- 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 vehicle traffic, will be precluded.
- D. 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.

Specialist categories

- E. Class 4 and ancillary uses – the local plan recognises the need for the provision of service activities within or adjacent to industrial and office parks, to cater for demand from those working in the vicinity. Accordingly a small number of sites have been allocated for a class 4 use, or ancillary activities, such as a crèche, leisure centre, hotel or restaurant, that will complement the local business use.
- F. Class 6 only – recent trends in distribution and logistics have seen a change in the scale and nature of development associated with those activities. In response West Lothian has allocated a specialist site dedicated to development for that purpose, at J4M8 to the south west of Bathgate. Ready access to the M8 makes this location ideal for large scale class 6 development, of a high standard of design, in a well landscaped setting.
- 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 a national significance. This allocation reflects the special status of the sites at Linhouse and Eliburn.
- H. Single user expansion – previous local plans have allocated specific sites for high amenity, single user development. This category reflects the existence of additional development land that would facilitate the future expansion of these major employers, but which would not be suitable for alternative business or industrial development.
- I. Storage only – it is understood that the ground conditions in certain areas, which have been subject to land rehabilitation and/or shallow mine workings, will preclude the construction of buildings. Accordingly the allocation of sites in this category reflects the suitability of these sites for open storage only.

NOTE: The requirements set out in this Appendix are site specific. Requirements arising from any relevant Supplementary Planning Guidance (SPG) produced by the council will also apply.

ADDIEWELL

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EAd3	Addiewell west	8.43	Private	6	H	Site for extension of bonded warehouse only. Flood risk assessment required.	Local Plan Allocation

BATHGATE

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EBg2	Easter Inch	7.06	SEE&L	4, 5, 6	B	Consideration for class 4 use providing design is compatible with adjacent residential properties at Easter Inch Steading. Suitable for sub-division.	Local Plan Allocation
EBg3	Inch Wood south	2.46	SEE&L	4, 5	C	Protection of existing mature woodland on west boundary (Minimum 10m stand-off from buildings to trees crown drip-line).	Local Plan Allocation
EBg8	Starlaw Farm	80	Private	4	G	Allocated for high amenity, single user employment development or developments of comparable national importance. Two 13 ha core development areas each comprising approximately 3 ha for buildings, 5 ha for internal landscaping and 5 ha for access and parking. Remaining undeveloped half of farm (54 ha) requires structural planting. 150 m wide woodland belt between Starlaw Farm West and Starlaw Road, and woodland block separating Starlaw Farm East and Tailend South bonded warehouses. Landscaped hill between 2 sites. Access from existing Starlaw West roundabout or single additional access from Starlaw Road.	Site set within Livingston Countryside Belt.

BLACKBURN

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EBb1	Riddochill	6.28	WLC	4, 5, 6	A		Local Plan Allocation
EBg7	Pottishaw	50	Private	6	F	High quality design of elevation fronting onto M8 required. Riddochill site subject of joint venture rehabilitation proposals and tackling burning bin. Allowance for possible road dualling of adjacent A801 to west to be retained. Existing tree belts to be retained and right-of-way retained or realigned. Good quality structural woodland planting required, including 50m buffer along south boundary to M8. Provide cycle path on eastern edge linking Wester Inch and Standhill areas to Blackburn.	Planning permission granted 2004 and planning permission for rehabilitation scheme granted 2007.

WHITEHILL INDUSTRIAL ESTATE

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EBb2	Inchmuir Road	2.46	Private	4, 5, 6	A	Compliance with A89/A7066 environmental improvement strategy along north boundary.	Local Plan Allocation
EBb4	Pottishaw Place	0.35	WLC/Private	4, 5, 6	A	Retention of structural woodland screen planting along south boundary.	Local Plan Allocation

BRIDGEND

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EBd1	Bridgend Bing	9.34	Private	6	I	Worked bing, partly restored. Potential ground stability issue. Access and junction with B9080 require improvement. Flood risk assessment required. Uses should cause minimal disturbance to adjacent village / golf course. Additional woodland shelterbelt screen planting on northern boundary.	Local Plan Allocation

BROXBURN - EAST MAINS INDUSTRIAL ESTATE

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EUB 1	Youngs Road south	1.68	Private	4, 5, 6	A		Local Plan Allocation
EUB 3	Youngs Road north east	0.67	WLC	4, 5, 6	A	Flood risk assessment.	Outline planning permission for extension to food factory
EUB 5/6	Clifton View	1.74	WLC/Private	4, 5, 6	A	Retention of medium term safeguard to provide potential access to East Broxburn CDA. Retention of structural woodland planting along west boundary. Suitable for sub-division.	Local Plan Allocation
EUB 7	Youngs Road north	0.8	WLC	4, 5, 6	A		Local Plan Allocation
EUB 15	Youngs Road south	0.95	WLC	4, 5, 6	A	Flood risk assessment. Building stand-off 10m from West Wood tree crown drip-line.	Local Plan Allocation

UPHALL

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EUB14	Stankards south	7.09	Private	4, 5, 6	A	<p>Flood risk assessment.</p> <p>Culverting of Beugh Burn not acceptable.</p> <p>New upgraded west access road with shared use cycle/footpath along edge required as existing right of way.</p> <p>Prohibit entry from east access of site to north.</p> <p>Retain mature shelterbelt on south boundary and plant new shelterbelt straddling Beugh Burn and also along east boundary with Green Bing.</p> <p>Re-development of adjacent Tarmac/Wimpey depots acceptable.</p>	Local Plan Allocation

EAST WHITBURN, WHITRIGG INDUSTRIAL ESTATE

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EEw2	North east	2.63	Private	6	I	<p>Flood risk assessment.</p> <p>Upgrading of access road and junction.</p> <p>Link footpath to east bus stop.</p> <p>Minimisation of nuisance to nearby houses and businesses.</p> <p>Potential ground stability and contamination issues.</p> <p>Retention of mature woodland boundary shelterbelt to north and east.</p>	Local Plan Allocation
EEw3	South west	2.54	WLC	6	I	<p>Flood risk assessment.</p> <p>Upgrading of access road and junction.</p> <p>Minimisation of nuisance to nearby houses and businesses.</p> <p>Rehabilitated colliery.</p> <p>Unsuitable for buildings.</p> <p>Suitable for open storage uses.</p> <p>Retention of west shelterbelt.</p>	Local Plan Allocation

LINLITHGOW

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELI2	Boghall east	3.32	Private	4	D	<p>Dedicated access for A803.</p> <p>Suitable for campus type office buildings.</p> <p>No building along immediate road frontage (quality landscape buffer on entrance to town).</p> <p>Retention of single mature frontage tree and incorporation into layout.</p> <p>Landscape buffer planting on the two non-frontage site boundaries.</p> <p>Indication of restriction of building height to 8 m above finished ground level.</p>	Draft planning brief prepared (1997)
ELI4	Mill Road Industrial Estate - Mill Road West (2 plots)	0.6	WLC	4, 5	A	<p>Flood risk assessment.</p> <p>HGV traffic discouraged.</p> <p>Landscaping works along east and south boundaries.</p>	Local Plan Allocation
ELI7	Mill Road Industrial Estate - Mill Road west (2 plots)	0.33	WLC/Private	4, 5	A	<p>HGV traffic discouraged.</p> <p>Landscaping works along east and south boundaries.</p>	Local Plan Allocation
ELI8	Sun Expansion Land	9.60	Private	4	H	<p>Expansion of adjacent business use site only and maintain the combined uses for single-user occupation.</p> <p>Physical integration with adjacent existing high amenity business use required.</p> <p>Piecemeal development will be resisted.</p> <p>No separate access onto Blackness Road.</p> <p>Substantial areas of structural woodland planting and internal landscaping (incorporating important landscape features) to continue the existing open, campus appearance.</p> <p>Safeguarding of views from M9 and Blackness Road.</p> <p>Typically only 20% of the allocation to be developed as new buildings.</p>	Local Plan Allocation

LIVINGSTON

BRUCEFIELD INDUSTRY PARK

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv2	Brucefield Park west	2.19	Private	4, 5, 6	A	Protection of shelterbelt on west boundary (no buildings within 10m of crown drip line of trees). Access from north boundary only.	Planning permission for 3 units (1056/2000) of 7,897sqm for production/distribution/warehousing and associated offices and car parking.
ELv3	Brucefield east	0.94	Private	4, 5, 6	A	Access from east boundary. Retain and enhance mature hedge on south boundary and central shelterbelt.	Local Plan Allocation
ELv63	Brucefield north	0.77	Private	4	D	Minimal disturbance to nearby residential properties. Retention of footpath along northern boundary.	Local Plan Allocation

DEANS INDUSTRIAL ESTATE

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv5	Nairn Road north east	2.04	Private	4, 5, 6	A	Compliance with A89 Environmental Improvement Strategy with structural planting along north boundary. Protection of trees on east boundary (no buildings within 10m of crown drip line of trees).	Local Plan Allocation
ELv9	Dunlop Square west	1.55	WLC/Private	4, 5, 6	A	Access from Dunlop Square only. Retention of mature woodland planting on west and south boundaries.	Local Plan Allocation
ELv15	Caputhall Road east	0.68	Private	4, 5, 6	A		Local Plan Allocation
ELv16	Caputhall Road central	0.58	Private	4, 5, 6	A		Local Plan Allocation
ELv17	Caputhall Road west	0.29	Private	4, 5, 6	A		Local Plan Allocation
ELv18	Caputhall Road	1.98	WLC	6	I		Site with planning permission for a waste transfer station

ELIBURN CAMPUS

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv21	Appleton Parkway west	12.0	Private	4, 5	H	<p>Culverting of Lochshot Burn not permissible.</p> <p>Access from Barracks roundabout.</p> <p>Additional structural woodland shelterbelt planting along south boundary.</p>	Local Plan Allocation
ELv22	Appleton Parkway north west	0.74	SEE&L	4	E	<p>Access from Appleton Parkway roundabout.</p> <p>Regard to proximity and amenity of school house.</p> <p>Suit smaller scale building(s).</p>	Outline planning permission for hotel and leisure use (2001).
ELv23	Appleton Parkway north east	5.58	SEE&L	4, 5	C	<p>Minimum set back from crown drip line of mature woodland on northern boundary.</p> <p>Access from Appleton Parkway roundabout.</p> <p>Retention of Barrack strip along east boundary.</p>	Local Plan Allocation
ELv24	Houstoun Road north	5.78	SEE&L	4, 5	C	<p>Flood risk assessment.</p> <p>Consideration of adjacent residential amenity.</p> <p>Retention of, and addition to, woodland planting along shelterbelt adjacent to burn on east boundary and at Barracks Strip on west boundary.</p> <p>Preferred access form Houston Road but potential from ELv23 adjacent.</p>	Local Plan Allocation
ELv25	Appleton Parkway east	12.9	SEE&L	4, 5	G	<p>Single user appropriate and consistent with SPP2.</p> <p>Development must respect location of Lochshot Burn and Greenway to south and no buildings within 10m of south boundary.</p> <p>Access form Appleton Parkway. Footpath along whole frontage/ west site boundary to link into existing footways.</p> <p>Additional structural woodland shelterbelt planting along south boundary.</p>	SPP2 and E&LSP site of national importance.
ELv26	Appleton Parkway south	5.75	SEE&L	4, 5	C	<p>Single user of master planned sub-division.</p> <p>Footpath connection along east boundary with small pedestrian footbridge over burn, to connect to Greenway (route assessment required).</p> <p>Access from Appleton Parkway and footpath along frontage of site and connect to existing footways.</p> <p>Respect Lochshot Burn and Greenway to north.</p>	Local Plan Allocation

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv27	Appleton Parkway south west	2.43	SEE&L	4, 5	C	Retain and enhance existing mature woodland on western boundary. Access from Appleton Parkway. Footpath along site frontage and connect to existing footways. Additional landscaping to north of site.	Local Plan Allocation
ELv28	Appleton Parkway south east	7.60	Private	4, 5	C	Access from Appleton Parkway. Single user or master planned sub-division. Respect amenity of adjacent residential areas to east and south. Additional structural woodland shelterbelt planting along south and east boundaries.	Local Plan Allocation

HOUSTOUN INDUSTRIAL ESTATE

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv30	Nettlehill Road west	2.06	Private	4, 5, 6	A	Provision of cycle route along west boundary to allow connection to Knightsridge cycle path to northwest. Protection of shelterbelt on west boundary (no buildings within 10m minimum of the crown drip line of trees). Access from Nettlehill Road. Pipeline diagonally crosses site northeast to southwest.	Local Plan Allocation
ELv32	Firth Road west	0.84	Private	4, 5, 6	A		Local Plan Allocation
ELv34	Firth Road south	2.38	Private	4, 5, 6	A		Local Plan Allocation
ELv36	Nettlehill Road east	1.47	Private	4, 5, 6	A	Structural planting on east boundary adjacent to houses retained or supplemented.	Planning permission for industrial unit (70,000 square feet) in 2007.
ELv62	Houstoun Interchange east	1.31	Erigal	4	E	Site suitable for other commercial uses. Access form Houstoun Road.	Planning brief approved 2005.

KIRKTONCAMPUS

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv37	Simpson Parkway	0.65	Private	4,5	C	Minimise disruption to surrounding woodland to north and west.	Local Plan Allocation
ELv39	Former Rosebank Nursery	8.3	WLC	4,5	C	Flood risk assessment. Capable for sub-division into 3 distinct areas each capable for subdivision. Quality frontage development. Footpath connection and minor pedestrian bridge across Killandean Burn to link with Greenway to north. Northeast site 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.	Local Plan Allocation
ELv41	Alba Campus	24.61	SEE&L/ Private	4	D	Master plan prepared – various sized sites available. Completion of recreational walkway on south boundary. Road connection from West Livingston CDA to west (across Killdean Burn) to link to Charlesfield Road extension needs to be safeguarded.	High amenity class 4 developments.
ELv43	MacIntosh Road	4.79	Private	4,5	C	Access from Macintosh Road.	Local Plan Allocation
ELv44	Macintosh Road west	0.89	Private	4,5	C	Access from Macintosh Road.	Local Plan Allocation
ELv45	Kirkton South Road	0.93	Private	4,5	C	Access from Lister Road.	Local Plan Allocation
ELv46	Gregory Road east	3.31	Private	4,5	C	Access form existing spur off Gregory Road. Retention of shelterbelt along western boundary (no buildings within 10m of crown drip line of trees.	Local Plan Allocation
ELv47	Gregory Road	1.37	Private	4,5	H	Access from existing site to west.	Local Plan Allocation
ELv48	Gregory Road west	7.98	Private	4,5	C	Access from Gregory Road. Suitable for sub-division with master plan.	Local Plan Allocation
ELv49	Gregory Road	0.8	Private	4,5	C		Local Plan Allocation
ELv52	Allen Road	1.09	WLC	4	D		Sub-divided to 6 plots with 4 remaining.

OAKBANK/LINHOUSE

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv54	Linhouse	75.68	WLC/Private	4, 5	G	<p>Safeguarded by SPP2.</p> <p>Secondary access from Murieston Road.</p> <p>Separation of Linhouse Water and protection of watercourses from surface water contamination.</p> <p>Removal of power lines across Linhouse Water preferred.</p> <p>Core area approx. 50ha suitable for single user.</p> <p>Existing structural planting and recreational foot and cycle paths.</p>	<p>Draft development brief prepared.</p> <p>SPP2 and E&LSP site of national importance situated within Livingston Countryside Belt.</p>
ELv56	Redcraig west	5.09	Private	4, 5, 6	A	<p>Existing bund retained to north and east open space area.</p> <p>Right turn lane on A71 dependent on scale of use.</p> <p>Alternative access from A71 or access from east boundary.</p>	<p>Planning permission granted for erection of 17,200sqm of 6 industrial units for class 4, 5, 6 development.</p>
ELv59	Williamston north	3.4	SEE&L/ Private	4, 5, 6	B	<p>Single access form Oakbank Park Road.</p> <p>Retention of woodland on north and west boundaries.</p> <p>Bunding along northern boundary to maintain residential amenity to north.</p> <p>Pedestrian/cycleway across central portion of site linking Murieston East Road to south of railway/ Williamston South site.</p>	<p>Local Plan Allocation</p>
ELv60	Williamston south	7.29	WLC	4, 5	C	<p>Design/massing to respect prominent skyline viewed from north and minimise visual impact from Linhouse Valley.</p> <p>Upgrade of adjacent recreational route to west linking north to Williamston North site and west and south into existing path network.</p>	<p>Development situated within Livingston Countryside Belt.</p>
ELv68	Houstoun Interchange (north west)	1.04	WLC	4	D	<p>Flood risk assessment.</p> <p>Drainage impact assessment.</p> <p>Planting to west to be retained.</p> <p>Landscaped frontage to Houstoun Road and the A899 (Livingston Road).</p>	<p>Approved planning brief 2008.</p>

STARLAW PARK

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv57	Starlaw Park	6.68	SEE&L/ Private	4, 5, 6	B, C, D	<p>100m protection zone on north boundary with Tailend Moss SSSI.</p> <p>Access form existing Tailend roundabout or new roundabout on Starlaw Road also potentially serving Starlaw Farm and Tailend South.</p> <p>Quality development fronting onto Starlaw Road.</p>	High pressure ethylene gas pipeline along west boundary. HSE consultation zone.

DEER PARK BUSINESS PARK

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv61	Deer Park	0.8	Private	4	D	<p>Site safeguarded for high amenity office park development.</p> <p>M8 frontage requires high standard of architectural and landscape design.</p>	Local Plan Allocation
ELv64	Beugh Burn	33.0	Private	4, 5, 6	A	<p>Re-alignment of Beugh Burn and integrated SUDS scheme.</p> <p>Access from Dechmont roundabout/Pumpherstons Road.</p> <p>Consideration of integration with adjacent proposed park & ride facility.</p> <p>Protection of existing amenity of adjacent residential properties.</p> <p>Retention of shelterbelt along south boundary (thinning and replacement planting required).</p> <p>Master plan to include variety of plot sizes.</p>	Local Plan Allocation
ELv65	Almondvale Business Park	1.25	Private	4	D		Local Plan Allocation
ELv66	Almondvale Business Park	1.66	Private	4	D		Local Plan Allocation
ELv67	Almondvale Business Park	0.8	Private	4	D		Local Plan Allocation

NEWTON NORTH

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ENn1	Newton north	1.0	Private	4, 5, 6	B	<p>Suitable for small to medium to medium sized business premises.</p> <p>Master plan and landscaping proposals due to location within AGLV.</p> <p>Alternative uses for parts of the site will be considered favourably provided they remain minor and ancillary to the principle use of the site for business, general industrial and storage & distribution.</p>	For the avoidance of doubt, the site is not suitable for retail or residential uses.

WEST CALDER

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EWc1	Westwood central	6.3	Private	4, 5, 6	A	Suitable for small, self-contained, single user industrial/business use. Use existing access to west. Mature shelterbelt on northern boundary to be retained and under-planted.	Outline planning permission granted and master plan prepared.
EWc4	Westwood west	1.32	Private	4, 5, 6	A	Respect proximity of adjacent Five Sisters scheduled ancient monument.	Local Plan Allocation

WHITBURN

SITE REF	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EWb3	Drum Farm	1.56	Private	4	D		Local Plan Allocation
EWb4	Cowhill, Whitburn	54.09	WLC/Private	4, 5, 6	B	Flood risk assessment. Master plan prepared. Access from B7066. Direct access from development-funded M8 junction and new distributor road. Asserted right of way north-south across site. Site must integrate with "Heartlands" proposals at Polkemmet to south.	Planning permission granted for a hotel, and office use (class4).

CORE DEVELOPMENT AREAS

**NB, the CDA employment allocations below are not listed in Appendix 5.1 of the adopted West Lothian Local Plan, however they are longer term employment land allocations.*

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
TF, (Trees Farm Employment), Armadale CDA	Trees Farm, Armadale	45.4Ha	Private	4 only	D	Given residential properties to north, class 4 uses only will be permitted, ideally office use. Possible FRA and DIA required due to presence of existing water bodies. Biodiversity assessment required Structural planting required around and within site, for buffer with residential properties and as site is on the settlement edge. Access and parking requirements to be agreed with the council's Transportation Unit. Stand off to railway line to Network Rail requirements.	Local Plan Allocation and OUTLINE CONSENT GRANTED (ref 1044/P/08) GRANTED 22/11/10
MW, (Myreside West), Winchburgh CDA	Myreside West	28.8Ha	Private	4, 5, 6	B	Possible FRA and DIA required. Structural planting required around and within site, for buffer with residential properties and as site is on the settlement edge. Biodiversity assessment required Access and parking requirements to be agreed with the council's Transportation Unit. Stand off to railway line to Network Rail requirements.	Local Plan Allocation and OUTLINE CONSENT GRANTED (ref 1012/P/05) – 17/04/12
ME, Myreside East, Winchburgh CDA	Myreside East	10.59Ha	Private	4, 5, 6	B	Possible FRA and DIA required. Structural planting required around and within site, for buffer with residential properties and as site is on the settlement edge. Access and parking requirements to be agreed with the council's Transportation Unit. Biodiversity assessment required Stand off to railway line to Network Rail requirements.	Local Plan Allocation and OUTLINE CONSENT GRANTED (ref 1012/P/05) – 17/04/12

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
CE, (Camps Estate) CDA	Camps Industrial Estate, East Calder	20.1Ha	Private	4, 5 (restriction on class 5 to middle only due to residential properties to east and west of site)	A	Possible FRA and DIA required. Structural planting required around and within site, for buffer with residential properties and as site is on the settlement edge. Access and parking requirements to be agreed with the council's Transportation Unit. Biodiversity assessment required	Local Plan Allocation and OUTLINE CONSENT STILL TO BE ISSUED, approved by Committee 11/04/12 subject to Section 75 Agreement
EM, (East Mains) Broxburn CDA	Site east of East Mains, Broxburn	4.76Ha	Private	4	B	Possible FRA and DIA required. Structural planting required around and within site, for buffer with residential properties and as site is on the settlement edge. Access and parking requirements to be agreed with the council's Transportation Unit. Biodiversity assessment required. Stand off to railway line to Network Rail requirements.	Local Plan Allocation and Application for supermarket on site still be determined ref 0375/FUL/11 (Sainsbury's)
AN (Almond North), West Livingston	Almond North, west of Livingston	16.5Ha	Private	4, 5	C	Stand off required to BP Ethylene pipeline as allocation within buffer zone. River Almond to south, possible requirement for FRA and DIA Structural planting required around and within site, for buffer with residential properties and as site is on the settlement edge. Access and parking requirements to be agreed with the council's Transportation Unit. Biodiversity assessment required	Local Plan Allocation
AS (Almond South) West Livingston	Almond South, west of Livingston	23.9Ha	Private	4, 5	C	Stand off required to BP Ethylene pipeline as allocation is within the buffer zone. West Calder burn to south, possible requirement for FRA and DIA Structural planting required around and within site, for buffer with residential properties and as site is on the settlement edge. Access and parking requirements to be agreed with the council's Transportation Unit. Biodiversity assessment required	Local Plan Allocation

Appendix 2: Economy Technical Note: assessment of status of West Lothian Local Plan 2009 allocated employment sites

SITE REF	INDUSTRIAL ESTATE/TOWN	ADDRESS	SITE AREA (Ha)	OWNERSHIP	USE CLASS	SP CATEGORY	LOCAL PLAN CATEGORISATION	REQUIREMENTS / APPLICATION HISTORY	PLANNING STATUS	SITE COMPLETED	COMMENCED	NO WORK STARTED	LONG TERM SAFEGUARDED
EAd3	Addiewell	Addiewell West	8.43	Private (The North British Distillery Co Ltd)	6	S	H	Site for extension of bonded warehouse only. Flood risk assessment required. Permission granted on part of site 0997/ FUL/06 for bonded warehouse – part of site still to be developed	Local Plan allocation		✓		
EBg2	Easter Inch, Bathgate	Easter Inch	7.06	Private (SEE&L)	4, 5 & 6	A	B	Consideration for class 4 use providing design is compatible with adjacent residential properties at Easter Inch Steading. Suitable for sub-division. Some of the site still understood to be built out – largely complete.	Local Plan allocation		✓		
EBg3	Bathgate	Inch Wood South	2.46	SEE&L	4, 5	A	C	Protection of existing mature woodland on west boundary (Minimum 10m stand off from buildings to trees crown drip-line).	Local Plan allocation		✓		
EBg8	Bathgate	Starlaw Farm	80	Private	4	S	G	Allocated for high amenity, single user employment development or developments of comparable national importance. Two 13 ha core development areas each comprising approximately 3 ha for buildings, 5 ha for internal landscaping and 5 ha for access and parking. Remaining undeveloped half of farm (54 ha) requires structural planting. 150 m wide woodland belt between Starlaw Farm West and Starlaw Road, and woodland block separating Starlaw Farm East and Tailend South bonded warehouses. Landscaped hill between 2 sites. Access from existing Starlaw West roundabout or single additional access from Starlaw Road. Western section undeveloped, eastern section partly developed by Glenturner Distillery.			✓	✓	
EBb1	Blackburn	Riddochill	28.19	WLC	4, 5, 6		A	None specified in adopted plan.	Local Plan allocation				

SITE REF	INDUSTRIAL ESTATE/TOWN	ADDRESS	SITE AREA (Ha)	OWNERSHIP	USE CLASS	SP CATEGORY	LOCAL PLAN CATEGORISATION	REQUIREMENTS / APPLICATION HISTORY	PLANNING STATUS	SITE COMPLETED	COMMENCED	NO WORK STARTED	LONG TERM SAFEGUARDED
EBb1a	Blackburn	Riddochill	21.91	Riddochhill Developments (former WLC)	4 (and ancillary)	C1	A	as EBb1	Local Plan allocation				
EBb1b	Blackburn	Riddochill	6.28	Riddochhill Developments (former WLC)	6	C2	H		Local Plan allocation			✓	
EBg7	Blackburn	Pottishaw	50	Private (Strawson Holdings)	6		F	High quality design of elevation fronting onto M8 required. Riddochhill site subject of joint venture rehabilitation proposals and tackling burning bin. Allowance for possible road dualling of adjacent A801 to west to be retained. Existing tree belts to be retained and right-of-way retained or realigned. Good quality structural woodland planting required, including 50m buffer along south boundary to M8. Provide cycle path on eastern edge linking Wester Inch and Standhill areas to Blackburn. Site is partially completed.	Planning permission granted 2004 and planning permission for rehabilitation scheme granted.			✓	
EBg7 a1	Blackburn	Pottishaw	1.11	Private (Strawson Holdings)	4 (and ancillary)	A	C	Application 1074/01 Erection of a 3716 sqm class 6 (storage & distribution) warehouse and associated infrastructure granted and complete	Application granted				
EBg7 a2	Blackburn	Pottishaw	9.15	Private (Strawson Holdings)	4 (and ancillary)	A	C	No recent application history.				✓	
EBg7 b	Blackburn	Pottishaw	38.16	Private (Strawson Holdings)	4 (and ancillary)	A	C	0553/P/05 - Renewal of outline planning consent 0668/P/01 for the demolition of a house and erection of storage and distribution development (class 6) and associated car parking, landscaping, roads and infrastructure. Warehouses partly completed.					

SITE REF	INDUSTRIAL ESTATE/TOWN	ADDRESS	SITE AREA (Ha)	OWNERSHIP	USE CLASS	SP CATEGORY	LOCAL PLAN CATEGORISATION	REQUIREMENTS / APPLICATION HISTORY	PLANNING STATUS	SITE COMPLETED	COMMENCED	NO WORK STARTED	LONG TERM SAFEGUARDED
EBb2	Whitehill Industrial Estate, Bathgate	Inchmuir Road	2.46	Private	4, 5 & 6	C2	A	Compliance with A89/A7066 environmental improvement strategy along north boundary.	Local Plan allocation			✓	
EBb4	Whitehill Industrial Estate, Bathgate	Pottishaw Place	0.35	WLC/Private	4, 5 & 6	O	A	Retention of structural woodland screen planting along southern boundary.	Local Plan allocation - SITE NOW DEVELOPED				
EBb4a	Whitehill Industrial Estate, Bathgate	Pottishaw Place	0.35	Dem Master (formerly EEC)	4, 5 & 6	O	A		Local Plan allocation - SITE NOW DEVELOPED				
EBb4 b	Whitehill Industrial Estate, Bathgate	Pottishaw Place	6.28	Riddochhill Developments (former WLC)	4, 5 & 6	C2	A		Local Plan allocation - SITE NOW DEVELOPED				
EBd1	Bridgend	Bridgend Bing	9.34	Private (Bob Brown)	6	C2	I	Worked bing, partly restored. Potential ground stability issue. Access and junction with B9080 require improvement. Flood risk assessment required. Uses should cause minimal disturbance to adjacent village / golf course. Additional woodland shelterbelt screen planting on northern boundary.	Local Plan allocation			✓	
EUB1	East Mains Industrial Estate, Broxburn.	Youngs Road South	1.68	Private (Broxburn Bottlers)	4, 5 & 6	C1	A	None specified in adopted plan. Site partially developed by Broxburn Bottlers.	Local Plan allocation		✓		
EUB3	East Mains Industrial Estate, Broxburn.	Youngs Road north east	0.67	WLC Dalton (ex Campbell)	4, 5 & 6	O	A	Flood risk assessment.	Local Plan allocation - SITE NOW DEVELOPED	✓			

SITE REF	INDUSTRIAL ESTATE/TOWN	ADDRESS	SITE AREA (Ha)	OWNERSHIP	USE CLASS	SP CATEGORY	LOCAL PLAN CATEGORISATION	REQUIREMENTS / APPLICATION HISTORY	PLANNING STATUS	SITE COMPLETED	COMMENCED	NO WORK STARTED	LONG TERM SAFEGUARDED
EUB5/6	East Mains Industrial Estate, Broxburn.	Clifton View	0.65	WLC/Private	4, 5 & 6	C1	A	Retention of medium term safeguard to provide potential access to East Broxburn CDA. Retention of structural woodland planting along west boundary. Suitable for sub-division. Planning permission granted ref 1327/FUL/06 for Erection of a 924 sq.m. industrial unit with ancillary offices, car parking and yard for Brymec Redland in EUB 5. Application 1345/06 granted for a warehouse extension to DBM Food Supplies.	Local Plan allocation		✓		
EUB7	East Mains Industrial Estate, Broxburn.	Youngs Road north	0.8	WLC	4, 5 & 6	C1	A	None specified in adopted plan. Planning permission granted, to Maxi Construction Ltd under ref 1224/FUL/06 for Erection of 580 sqm of industrial units with associated access road and parking at Clifton View, East Mains Industrial Estate.	Local Plan allocation		✓		
EUB15	East Mains Industrial Estate, Broxburn.	Youngs Road South	0.95	Robert Burns Ltd (formerly WLC)	4, 5 & 6	O	A	Flood risk assessment. Building stand-off 10m from West Wood tree crown drip line. 1356/06 - Erection of 2194 sq.m. cold stores and workshop to 17 Youngs Road – granted 23/05/07 to R Burns	Local Plan allocation - SITE NOW DEVELOPED	✓			

SITE REF	INDUSTRIAL ESTATE/TOWN	ADDRESS	SITE AREA (Ha)	OWNERSHIP	USE CLASS	SP CATEGORY	LOCAL PLAN CATEGORISATION	REQUIREMENTS / APPLICATION HISTORY	PLANNING STATUS	SITE COMPLETED	COMMENCED	NO WORK STARTED	LONG TERM SAFEGUARDED
EUB14	Uphall	Stankards South	7.09	Private	4, 5 & 6	C1	A	Flood risk assessment. Culverting of Beugh Burn not acceptable. New upgraded west access road with shared use cycle/footpath along edge required as existing right of way. Prohibit entry from east access of site to north. Retain mature shelterbelt on south boundary and plant new shelterbelt straddling Beugh Burn and also along east boundary with Green Bing. Re-development of adjacent Tarmac/Wimpey depots acceptable. 1113/FUL/08- Formation of external an storage yard (class 6) granted 30/07/09 to Uphall Estates Ltd.	Local Plan allocation				
EEW2	Whitrigg Industrial Estate, East Whitburn	Whitrigg Industrial Estate, North East	2.63	Private (Mr & Mrs Heeps)	6	C1	I	Flood risk assessment. Upgrading of access road and junction. Link footpath to east bus stop. Minimisation of nuisance to nearby houses and businesses. Potential ground stability and contamination issues. Retention of mature woodland boundary shelterbelt to north and east.	Local Plan allocation			✓	
EEW3	Whitrigg Industrial Estate, East Whitburn	Whitrigg Industrial Estate, South West	2.54	WLC - WGY (south) & WLC (north)	6	C1	I	Flood risk assessment. Upgrading of access road and junction. Minimisation of nuisance to nearby houses and businesses. Rehabilitated colliery. Unsuitable for buildings. Suitable for open storage uses. Retention of west shelterbelt. Application 0088/09 for office for Eterniti Steels Ltd granted 01/08/09, 0421/FUL/08 - permission granted for Erection of a 2475 sqm industrial unit for Eterniti Steels Ltd granted 30/10/08, application ref 0935/FUL/08, Erection of a 1005 sqm industrial unit with ancillary offices and formation of a car park granted to MR M Allan, 31/07/09	Local Plan allocation	✓			

SITE REF	INDUSTRIAL ESTATE/TOWN	ADDRESS	SITE AREA (Ha)	OWNERSHIP	USE CLASS	SP CATEGORY	LOCAL PLAN CATEGORISATION	REQUIREMENTS / APPLICATION HISTORY	PLANNING STATUS	SITE COMPLETED	COMMENCED	NO WORK STARTED	LONG TERM SAFEGUARDED
ELI2	Linlithgow	Boghall East	3.32	Private	4	C2	D	Dedicated access for A803. Suitable for campus type office buildings. No building along immediate road frontage (quality landscape buffer on entrance to town). Retention of single mature frontage tree and incorporation into layout. Landscape buffer planting on the two non-frontage site boundaries. Indication of restriction of building height to 8m above finished ground level.	Draft Planning Brief Prepared (1997)			✓	
ELI4	Mill Road Industrial Estate, Linlithgow Bridge	Mill Road Industrial Estate - Mill Road West (2 plots)	0.6	WLC	4,5		A	Flood risk assessment. HGV traffic discouraged. Landscaping works along east and south boundaries.	Local Plan allocation		✓		
ELI4a	Mill Road Industrial Estate, Linlithgow Bridge	plot a	0.6	WLC	4,5	C1	A	Flood risk assessment. HGV traffic discouraged. Landscaping works along east and south boundaries.	Local Plan allocation		✓		
ELI4b	Mill Road Industrial Estate, Linlithgow Bridge	plot b	1.31	Jet Construction Ltd	4,5	O	A	Flood risk assessment. HGV traffic discouraged. Landscaping works along east and south boundaries. 0567/05 -Erection of 35 industrial units totalling 5730 sqm over 8 blocks including access roads and parking –granted 20/04/06 to Jet Construction Ltd	Local Plan allocation		✓		
ELI7	Mill Road Industrial Estate, Linlithgow Bridge	Mill Road Industrial Estate - Mill Road West (2 plots)	0.33	WLC/Private	4,5	O	A	HGV Traffic discouraged. Landscaping works along east and south boundaries. App 1245/03 for Erection of a 648 sq.m. warehouse with associated trade counter to Progressive Properties, granted 27/01/04	Local Plan allocation - SITE NOW DEVELOPED	✓			

SITE REF	INDUSTRIAL ESTATE/TOWN	ADDRESS	SITE AREA (Ha)	OWNERSHIP	USE CLASS	SP CATEGORY	LOCAL PLAN CATEGORISATION	REQUIREMENTS / APPLICATION HISTORY	PLANNING STATUS	SITE COMPLETED	COMMENCED	NO WORK STARTED	LONG TERM SAFEGUARDED
ELI7c	Mill Road Industrial Estate, Linlithgow Bridge	Mill Road Industrial Estate - Mill Road West (2 plots)	0.15	Meichan & Cox	6	O		HGV Traffic discouraged. Landscaping works along east and south boundaries.	Local Plan allocation - SITE NOW DEVELOPED	✓			
ELI7d	Mill Road Industrial Estate, Linlithgow Bridge	Mill Road Industrial Estate - Mill Road West (2 plots)	0.67	WLC	6	A		HGV Traffic discouraged. Landscaping works along east and south boundaries.	Local Plan allocation - SITE NOW DEVELOPED	✓			
ELI8	Blackness Road, Linlithgow	Sun Expansion Land	9.6	Private (Formerly Sun Microsystems, now Oracle)	4	S	H	Expansion of adjacent business use site only and maintain the combined uses for single-user occupation. Physical integration with adjacent existing high amenity business use required. Piecemeal development will be resisted. No separate access onto Blackness Road. Substantial areas of structural woodland planting and internal landscaping (incorporating important landscape features) to continue the existing open, campus appearance. Safeguarding of views from M9 and Blackness Road. Typically only 20% of the allocation to be developed as new buildings.	Local Plan allocation			✓	✓

SITE REF	INDUSTRIAL ESTATE/TOWN	ADDRESS	SITE AREA (Ha)	OWNERSHIP	USE CLASS	SP CATEGORY	LOCAL PLAN CATEGORISATION	REQUIREMENTS / APPLICATION HISTORY	PLANNING STATUS	SITE COMPLETED	COMMENCED	NO WORK STARTED	LONG TERM SAFEGUARDED
ELv2	Brucefield Industrial Park, Livingston	Brucefield Park west	2.19	Private (Schroeder Property Unit Trust)	4, 5 & 6	A	A	Protection of shelterbelt on west boundary (no buildings within 10 of crown drip line of trees). Access from north boundary only.	Planning permission for 3 units (1056/2000) of 7,897sqm for production/distribution/warehousing and associated offices and car parking. Planning permission granted for 3 business units on 07/07/06 under reference 0373/FUL/06			✓	
ELv3	Brucefield Industrial Park, Livingston	Brucefield east	0.94	Private (Schroeder Property Unit Trust)	4, 5 & 6	A	A	Access from east boundary. Retain and enhance mature hedge on south boundary and central shelterbelt.	Local Plan allocation			✓	
ELv63	Brucefield Industrial Park, Livingston	Brucefield north	0.77	Private (Schroeder Property Unit Trust)	4	A	D	Minimal disturbance to nearby residential properties. Retention of footpath along northern boundary.	Local Plan allocation			✓	
ELv5	Deans Industrial Estate, Livingston	Nairn Road, north east	2.04	Private (S Melrose (formerly Beazer Homes))	4, 5 & 6	A	A	Compliance with A89 Environmental Improvement Strategy with structural planting along north boundary. Protection of trees on east boundary (no buildings within 10m of crown drip line of trees)	Local Plan allocation			✓	
ELv9	Deans Industrial Estate, Livingston	Dunlop Square west	1.55	WLC/Private	4, 5 & 6		A	Access from Dunlop Square only. Retention of mature woodland planting on west and south boundaries.	Local Plan allocation		✓		

SITE REF	INDUSTRIAL ESTATE/TOWN	ADDRESS	SITE AREA (Ha)	OWNERSHIP	USE CLASS	SP CATEGORY	LOCAL PLAN CATEGORISATION	REQUIREMENTS / APPLICATION HISTORY	PLANNING STATUS	SITE COMPLETED	COMMENCED	NO WORK STARTED	LONG TERM SAFEGUARDED
ELv9a	Deans Industrial Estate, Livingston	Dunlop Square west	1.32	WLC	4,5,6	C2	A	Access from Dunlop Square only. Retention of mature woodland planting on west and south boundaries.	Local Plan allocation		✓		
ELv9b	Deans Industrial Estate, Livingston	Dunlop Square west	0.23	Private (Mitchell Thornton)	4,5,6	C1	A	Access from Dunlop Square only. Retention of mature woodland planting on west and south boundaries.	Local Plan allocation		✓		
ELv15	Deans Industrial Estate, Livingston	Caputhall Road east	0.68	Private (Almond Engineering)	4,5 & 6 (developed as class 6 only)	C1	A	None specified in adopted plan.	Local Plan allocation			✓	
ELv16	Deans Industrial Estate, Livingston	Caputhall Road central	0.58	Private (Alpha Plus)	4,5 & 6	C1	A	None specified in adopted plan.	Local Plan allocation			✓	
ELv17	Deans Industrial Estate, Livingston	Caputhall Road west	0.29	Private	4,5 & 6	C1	A	None specified in adopted plan.	Local Plan allocation			✓	
ELv17a	Deans Industrial Estate, Livingston	Caputhall Road west	0.11	Private (Alpha Plus)	4,5 & 6 (general needs industrial)	C1	A	None specified in adopted plan.	Local Plan allocation			✓	
ELv17b	Deans Industrial Estate, Livingston	Caputhall Road east	0.18	Private (JM Smucker (Scotland))	4,5 & 6 (general needs)	C1	A	None specified in adopted plan.	Local Plan allocation			✓	
ELv18	Deans Industrial Estate, Livingston	Caputhall Road	1.98	WLC	6	C1	I	None specified in adopted plan. 0293/FUL/09 - Application under Section 42 for variation of Condition 1 of planning permission 1256/FUL/04 to extend the period of time for the implementation of the permission for proposed waste transfer station at Caputhall Road, granted 26/06/09.	Site with planning permission for waste transfer station.		✓		
ELv21	Elburn Campus, Livingston	Appleton Parkway west	12	Private (Shin-Etsu Handotai Europe Ltd)	4,5	S	H	Culverting of Lochshot Burn not permissible. Access from Barracks roundabout. Additional structural woodland shelterbelt planting along south boundary. - SHIN ETSU SINGLE USER	Local Plan allocation			✓	

SITE REF	INDUSTRIAL ESTATE/TOWN	ADDRESS	SITE AREA (Ha)	OWNERSHIP	USE CLASS	SP CATEGORY	LOCAL PLAN CATEGORISATION	REQUIREMENTS / APPLICATION HISTORY	PLANNING STATUS	SITE COMPLETED	COMMENCED	NO WORK STARTED	LONG TERM SAFEGUARDED
ELv22	Eliburn Campus, Livingston	Appleton Parkway north west	0.74	SEE&L	4	C1	E	Access from Appleton Parkway roundabout. Regard to proximity and amenity of school house. Suit smaller scale building(s).	Outline planning permission for hotel and leisure use (2001).			✓	
ELv23	Eliburn Campus, Livingston	Appleton Parkway north east	5.58	Erigal (former WLC)	4, 5	A	C	Minimum set back from crown drip line of mature woodland on northern boundary. Access from Appleton Parkway roundabout. Retention of Barrack strip along east boundary.	Local Plan allocation			✓	
ELv24	Eliburn Campus, Livingston	Houston Road north	5.78	SEE&L	4, 5	C1	C	Flood risk assessment. Consideration of adjacent residential amenity. Retention of, and addition to, woodland planting along shelterbelt adjacent to burn on east boundary and at Barracks Strip on west boundary. Preferred access form Houston Road but potential from ELv23 adjacent.	Local Plan allocation			✓	
ELv25	Eliburn Campus, Livingston	Appleton Parkway east	12.9	SEE&L	4, 5	S	G	Single User appropriate and consistent with SPP2. Development must respect location of Lochshot Burn and Greenway to south and no buildings within 10m of south boundary. Access form Appleton Parkway. Footpath along whole frontage/ west site boundary to link into existing footways. Additional structural woodland shelterbelt planting along south boundary.	SPP2 and E&LSP site of national importance.			✓	

SITE REF	INDUSTRIAL ESTATE/TOWN	ADDRESS	SITE AREA (Ha)	OWNERSHIP	USE CLASS	SP CATEGORY	LOCAL PLAN CATEGORISATION	REQUIREMENTS / APPLICATION HISTORY	PLANNING STATUS	SITE COMPLETED	COMMENCED	NO WORK STARTED	LONG TERM SAFEGUARDED
ELv26	Elburn Campus, Livingston	Appleton Parkway south	5.75	SEE&L	4,5	C1	C	Single User of master planned sub-division. Footpath connection along east boundary with small pedestrian footbridge over burn, to connect to Greenway (route assessment required). Access from Appleton Parkway and footpath along frontage of site and connect to existing footways. Respect Lochshot Burn and Greenway to north.	Local Plan allocation			✓	
ELv27	Elburn Campus, Livingston	Appleton Parkway south west	0.9	SEE&L	4,5	A	C	Retain and enhance existing mature woodland on western boundary. Access from Appleton Parkway. Footpath along site frontage and connect to existing footways. Additional landscaping to north of site.	Local Plan allocation			✓	
ELv28	Elburn Campus, Livingston	Appleton Parkway south east	5.13	Private (GLADMANS)	4,5	C1	C	Access from Appleton Parkway. Single user or master planned sub division. Respect amenity of adjacent residential areas to east and south. Additional structural woodland shelterbelt planting along south and east boundaries.	Local Plan allocation		✓		

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ELv30	Houston Industrial Estate, Livingston	Nettlehill Road west	2.06	Private (Sangobeg (formerly Royal London))	4, 5, 6	A	A	Provision of cycle route along west boundary to allow connection to Knightsridge cycle path to northwest. Protection of shelterbelt on west boundary (no buildings within 10m minimum of the crown drip line of trees). Access from Nettlehill Road. Pipeline diagonally crosses site northeast to southwest. Planning permission granted under reference 0653/FUL/08 for Erection of a 10,000sqm class 6 maturation warehouse with associated works and Hazardous Substances Consent granted under reference 1011/HZ/08 for the storage of 25,000 tonnes of ethanol (alcohol)	Local Plan allocation	✓			
ELv32	Houston Industrial Estate, Livingston	Firth Road west	0.84	Private (Plain Index Ltd)	4, 5, 6	A	A	None specified in adopted plan. App ref: 0176/FUL/11- Erection of a 4640sqm extension to warehouse and erection of a 2.4m high palisade fence – granted 20/05/11 to Prestige Leisure Ltd	Local Plan allocation	✓			
ELv34	Houston Industrial Estate, Livingston	Firth Road south	2.38	Private (Maxi Construction)	4, 5, 6	C1	A	None specified in adopted plan.	Local Plan allocation			✓	
ELv36	Houston Industrial Estate, Livingston	Nettlehill Road east	1.47	Private (Livingston Development Company)	4, 5, 6	C1	A	Structural planting on east boundary adjacent to houses retained or supplemented.	Planning permission granted in 2007 under reference 1334/05 for Erection of a 5892sqm warehouse with 616sqm of office space			✓	

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ELv62	Houston Industrial Estate, Livingston	Houston Interchange east	1.31	Private (Erigal)	4	A	E	Site suitable for other commercial uses. Access from Houston Road. App Ref: 0233/FUL/07: Erection of 9 class 4 office units totalling 3102sqm with associated works granted 09/07/07 to Errigal Developments.	Planning brief approved 2005.	✓			
ELv37	Kirkton Campus, Livingston	Simpson Parkway	0.65	Private	4,5	A	C	Minimise disruption to surrounding woodland to north and west. application ref 0278/P/99 - Outline permission for construction of Class 4 or Class 5 new build facilities, withdrawn 20/04/04	Local Plan allocation		✓		
ELv39	Kirkton Campus, Livingston	Former Rosebank Nursery	8.3	WLC	4,5		C	Flood risk assessment. Capable for sub-division into 3 distinct areas each capable for subdivision. Quality frontage development. Footpath connection and minor pedestrian bridge across Killandean Burn to link with Greenway to north. Northeast site 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.	Local Plan allocation - May need sub-division in LDP - development brief approved for part of the site			✓	
ELv39a	Kirkton Campus, Livingston	Former Rosebank Nursery	0.99	WLC	4,5	A	C	As ELv39 above.	Local Plan allocation			✓	
ELv39b	Kirkton Campus, Livingston	Former Rosebank Nursery	1.57	WLC	4,5	A	C	As ELv39 above.	Local Plan allocation			✓	
ELv39c	Kirkton Campus, Livingston	Former Rosebank Nursery	2.14	WLC	4,5	C2	C	As ELv39 above.	Local Plan allocation			✓	
ELv39d	Kirkton Campus, Livingston	Former Rosebank Nursery	3.67	WLC	4,5	C2	C	As ELv39 above.	Local Plan allocation			✓	

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ELv41	Kirkton Campus, Livingston	Alba Campus	24.61	SEE&L/ Private	4		D	<p>Master -plan prepared- various sized sites available. Completion of recreational walkway on south boundary.</p> <p>Road connection from West Livingston CDA to west (across Killdean Burn) to link to Charlesfield Road extension needs to be safeguarded.</p> <p>Planning permission under reference 0403/ARM/07 granted on northern element of ELv41 on 31 May 2007 to TKC ALBA LLP for approval of reserved matters for the erection of a 13,451sqm class 4 office/laboratory facility with associated access roads, parking and landscaping.</p> <p>Planning permission granted under reference 0691/FUL/07 on part of the southern most element of ELv41 for Erection of 3 class 4 office blocks totalling 3500sqm with associated works to Miller Developments Ltd.</p> <p>Planning permission also granted on the southern most element under reference 0185/FUL/09 for Erection of bottling facility (Class 5) and ancillary offices (Class 4) with associated works to on 22/07/09 to the Glenmorangie Company.</p>	High amenity class 4 developments. -sites need individual referencing in LDP	✓			
ELv41a	Kirkton Campus, Livingston	Alba Campus	5.34	Private (Alba Campus Ltd)	4	O	D	(See ELv41 above)	Local Plan allocation	✓			
ELv41c	Kirkton Campus, Livingston	Alba Campus	2.89	Private (Miller (formerly Alba Campus Ltd))	4	A	D	(See ELv41 above)	Local Plan allocation		✓		
ELv41d	Kirkton Campus, Livingston	Alba Campus	1.53	Private (Miller (formerly Alba Campus Ltd))	4	A	D	(See ELv41 above)	Local Plan allocation			✓	
ELv41e	Kirkton Campus, Livingston	Alba Campus	3.04	Private (Cadence)	4	C1	D	(See ELv41 above)	Local Plan allocation		✓		

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ELv41f	Kirkton Campus, Livingston	Alba Campus	1.2	Private (Miller (formerly Alba Campus Ltd))	4	C1	D	(See ELv41 above)	Local Plan allocation	✓			
ELv43	Kirkton Campus, Livingston	Macintosh Road	4.79	Private (Royal London Asset Management)	4, 5	C2	C	Access from Macintosh Road.	Local Plan allocation			✓	
ELv44	Kirkton Campus, Livingston	Macintosh Road west	0.89	Private (Ashwood)	4, 5, 6	A	C	Access from Macintosh Road. Planning permission granted 03/03/2008 for Erection of 2912 sqm business/industrial units with associated car parking and landscaping proposals to Ashwood Scotland Ltd	Local Plan allocation			✓	
ELv45	Kirkton Campus, Livingston	Kirkton South Road	0.93	Private	4, 5	A	C	Access from Lister Road. Previous application reference 0279/P/99 withdrawn for 14/04/2004 for Outline permission for construction of Class 4 or class 5 new build facilities to Scottish Life Assurance Co Ltd (the Royal London, who have sold the site on)	Local Plan allocation			✓	
ELv46	Kirkton Campus, Livingston	Gregory Road east	3.31	Private (Royal London Asset Management)	4, 5	C2	C	Access from existing spur off Gregory Road. Retention of shelterbelt along western boundary (no buildings within 10m of crown drip line of trees. Previous application reference 0279/P/99 withdrawn for 14/04/2004 for Outline permission for construction of Class 4 or class 5 new build facilities to Scottish Life Assurance Co Ltd.	Local Plan allocation			✓	
ELv47	Kirkton Campus, Livingston	Gregory Road west	1.37	Private (Gore)	4, 5	S	H	Access from existing site to west.	Local Plan allocation			✓	

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ELv48	Kirkton Campus, Livingston	Gregory Road	7.98	Private (Royal London Asset Management)	4, 5	C2	C	Access from Gregory Road. Suitable for sub-division with master plan. Previous application reference 0279/P/99 withdrawn for 14/04/2004 for Outline permission for construction of Class 4 or class 5 new build facilities to Scottish Life Assurance Co Ltd.	Local Plan allocation			✓	
ELv49	Kirkton Campus, Livingston	Gregory Road	0.8	Private (Royal London Asset Management)	4, 5	A	C	None specified in adopted plan. Outline Planning permission granted for Class 4 Business Units on 10/12/99 to Scottish Life under ref 0825/P/99.	Local Plan allocation			✓	
ELv52	Kirkton Campus, Livingston	Allen Road	1.09	WLC	4	A	D	None specified in adopted plan. Planning permission granted to the council on 21/01/04 for construction of an access road. Permission also granted for offices (0928/FUL/07), (0026/FUL/09), (1261/05), (1112/05)	Sub-divided to 6 plots with 4 remaining.			✓	
ELv54	Oakbank/ Linhouse, Livingston	Linhouse	75.68	WLC/Private	4, 5	A	G	Safeguarded by SPP2 (since superseded by Scottish Planning Policy). 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 approx. 50ha suitable for single user. Existing structural planting and recreational foot and cycle paths.	Draft development brief prepared. SPP2 and E&LSP site of national importance situated within Livingston Countryside Belt.				✓

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ELv54a	Oakbank/ Linhouse, Livingston	Linhouse	56.17	WLC	4,5	S	G	As ELv54 above	Draft development brief prepared. SPP2 and E&LSP site of national importance situated within Livingston Countryside Belt.				✓
ELv54b	Oakbank/ Linhouse, Livingston	Linhouse	19.51	Private	4,5	S	G	As ELv54 above	Draft development brief prepared. SPP2 and E&LSP site of national importance situated within Livingston Countryside Belt.				✓
ELv56	Oakbank/ Linhouse, Livingston	Redcraig west	5.09	Private (Creagh Concrete)	4,5 & 6	O	A	Existing bund retained to north and east open space area. Right turn lane on A71 dependent on scale of use. Alternative access from A71 or access from east boundary. Planning permission granted under reference 0271/FUL/08 for Formation of access road and hard standing to form an industrial storage area (class 6) (part in retrospect) to Mr T Dawson (Newbridge Industrial Estate)	Local Plan allocation - SITE NOW DEVELOPED	✓			

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ELv59	Oakbank/ Linhouse, Livingston	Williamston North	1.77	SEE&L/ Private	4, 5 & 6	A/C1	B	Single access from Oakbank Park Road. Retention of woodland on north and west boundaries. Bunding along northern boundary to maintain residential amenity to north. Pedestrian/cycleway across central portion of site linking Murieston East Road to south of railway/ Williamston South site.	Local Plan allocation		✓		
ELv59a	Oakbank/ Linhouse, Livingston	Williamston North	6.14	Private (Scottish Enterprise)	4, 5 & 6	A	B	As ELv59 above	Local Plan allocation		✓		
ELv59b	Oakbank/ Linhouse, Livingston	Williamston North	0.32	Private (Excell Biotech)	4, 5 & 6	C1	B	As ELv59 above	Local Plan allocation		✓		
ELv60	Oakbank/ Linhouse, Livingston	Williamston South	7.29	WLC	4, 5	C2	C	Design/massing to respect prominent skyline viewed from north and minimise visual impact from Linhouse Valley. Upgrade of adjacent recreational route to west linking north to Williamston North site and west and south into existing path network. Planning brief for site approved November 2009. Planning permission granted on 30/10/09 under reference 0474/FUL/09 for Construction of new access road and sub division of site for future development of business units to West Lothian Council.	Development situated within Livingston Countryside Belt.			✓	
ELv68	Livingston	Houston Interchange (north west)	1.04	Private (Former WLC)	4	A	D	Flood risk assessment. Drainage impact assessment. Planting to west to be retained. Landscaped frontage to Houstoun Road and the A899 (Livingston Road).	Approved Planning Brief 2008.			✓	

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ELV57	Starlaw Park, Livingston	Starlaw Park	5.91	SEE&L/ Private	4, 5 & 6	A/O/C2	B, C, D	<p>100m protection zone on north boundary with Tailend Moss SSSI. Access form existing Tailend roundabout or new roundabout on Starlaw Road also potentially serving Starlaw Farm and Tailend South.</p> <p>Quality development fronting onto Starlaw Road.</p> <p>Various consents granted for the elements of the ELV57 site. Planning permission granted on western most element under reference 0815/01 for Erection of 2 business units (7885sqm) for Class 4/5 use to Scottish Enterprise on 16/04/02.</p> <p>Planning permission granted on 16/02/04 for element north of Tailend Roundabout for Erection of a 2107sqm (Class 4) light industrial block with associated service yard, bicycle and car parking under reference 1437/03 to Thomas Mitchell Developments.</p> <p>Planning permission granted on 20/10/06 to Ashwood Scotland Ltd for Erection of 5 office buildings (class 4) (total gross floor area 3500sqm) with associated works at site south of Tailend Roundabout under reference 0344/FUL/06.</p> <p>Planning permission granted on 31/08/09 under application reference 0390/FUL/09 for Erection of a 2058 sqm industrial unit with associated offices, car parking and landscaping to Paragon Inks.</p> <p>Planning permission granted for site west of Tailend Roundabout under reference 0469/05 on 24/06/05 for Erection of a 1410sqm two storey office building with associated works to G Dunbar & Sons (Builders Ltd). Macrae Fisheries site also developed.</p>	High pressure ethylene gas pipeline along west boundary. HSE consultation zone. - Site will require to be sub-divided in the LDP		✓		

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ELv57a	Starlaw Park, Livingston	Starlaw Park	0.82	Private (Ashwood)	4, 5 & 6	A	B, C, D	As ELv57 above	Local Plan allocation	✓			
ELv57b	Starlaw Park, Livingston	Starlaw Park	4.52	Private (Scottish Enterprise)	4, 5 & 6	C2	B, C, D	As ELv57 above	Local Plan allocation			✓	
ELv57c	Starlaw Park, Livingston	Starlaw Park	0.55	Private (Paragen Inks, formerly Scottish Enterprise)	4, 5 & 6	O	B, C, D	As ELv57 above	Local Plan allocation			✓	
ELv57d	Starlaw Park, Livingston	Starlaw Park	0.79	Private (Ashwood)	4, 5 & 6	A	B, C, D	As ELv57 above	Local Plan allocation			✓	
ELv57e	Starlaw Park, Livingston	Starlaw Park	0.32	Private (G Dunbar & Sons)	4, 5 & 6	O	B, C, D	As ELv57 above	Local Plan allocation	✓			
ELv61	Deer Park Business Park, Livingston	Deer Park	0.8	Private (Muir Group)	4	A	D	Site safeguarded for high amenity office park development. M8 frontage requires high standard of architectural and landscape design. Planning permission granted under application reference 0265/03 for Importation of material to form development platform including re-location of drainage ditch to J&W Muir, Muir House on 27 May 2003. Erection of 2 office buildings with car parking and associated works ref 0374/01 granted 21/11/03 to J&W Muir	Local Plan allocation			✓	

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ELv64	Livingston	Beugh Burn	27.61	Private (Muir (5.4ha Dobbies))	4, 5, 6	C2	A	Re-alignment of Beugh Burn and integrated SUDS scheme. Access from Dechmont roundabout/Pumpherstons Road. Consideration of integration with adjacent proposed park & ride facility. Protection of existing amenity of adjacent residential properties. Retention of shelterbelt along south boundary (thinning and replacement planting required). Master plan to include variety of plot sizes. Original site area of 33Ha. 5.4 Ha removed due to consent for Dobbies Garden Centre site (class 1)	Local Plan allocation		✓		
ELv65	Almond Business Park, Livingston	Almondvale Business Park	1.25	Private (Esk Properties)	4	A	D	None specified in adopted plan.	Local Plan allocation			✓	
ELv66	Almond Business Park, Livingston	Almondvale Business Park	1.66	Private (CALA)	4	A	D	None specified in adopted plan. Although there services into the site that could make the site either immediately available or a minor constraints site, the site owners have aspirations to develop the site for alternative uses as of November 2010 (Cala Properties Ltd) submitted a Proposal of Application Notice for alternative uses including, class 2, 3, 7, 8, 10 11, and PFS.	Local Plan allocation			✓	
ELv67	Almond Business Park, Livingston	Almondvale Business Park	1.59	Private (CALA)	4	A	D	None specified in adopted plan. Although there services into the site that could make the site either immediately available or a minor constraints site, the site owners have aspirations to develop the site for alternative uses as of November 2010 (Cala Properties Ltd) submitted a Proposal of Application Notice for alternative uses including, class 2, 3, 7, 8, 10 11, and PFS.	Local Plan allocation			✓	

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ENn1	Newton by South Queensferry	Newton North	1	Private (Former Digital/Motorola, now Balfour Beatty Rail)	4, 5 & 6	O	B	Suitable for small to medium sized business premises. Master plan and landscaping proposals due to location within AGLV. Alternative uses for parts of the site will be considered favourably provided they remain minor and ancillary to the principle use of the site for business, general industrial and storage & distribution. Permission granted in 2007 to Edgar Allen Ltd for alterations and extensions to factory building.	Local Plan allocation - SITE NOW DEVELOPED	✓			
EWc1	Westwood, West Calder	Westwood Central	6.3	Private (W & JR Watson Ltd)	4, 5 & 6	A	A	Suitable for small, self-contained, single user industrial/business use. Use existing access to west. Mature shelterbelt on northern boundary to be retained and under-planted. Outline Planning permission granted to JJ Land Purchases under reference 0358/P/99 for Planning permission in principle for class 4 business use, class 5 general industry use and class 6 storage/distribution use at Five Sisters Business Park, Westwood, by West Calder	Outline planning permission granted and master plan prepared.			✓	

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EWc4	Westwood, West Calder	Westwood west	1.32	Private (W & JR Watson Ltd)	4, 5 & 6	A	A	Respect proximity of adjacent Five Sisters scheduled ancient monument. Outline Planning permission granted to JJ Land Purchases under reference 0358/P/99 for Planning permission in principle for class 4 business use, class 5 general industry use and class 6 storage/distribution use at Five Sisters Business Park, Westwood, by West Calder. Masterplan identifies site area of EWc4 for class 4 uses only.	Local Plan allocation			✓	
EWb3	Whitburn	Drum Farm	1.56	Private (W M Estates)	4	C2	D	None specified in adopted plan. Outline planning permission for business/general industrial/ storage or distribution uses granted 20/06/95 to Rydens. No work on site however took place and consent has lapsed.	Planning permission granted for a hotel, and office use (class 4)		✓		
EWb4 a & c	Cowhill, Whitburn	Cowhill, Whitburn	30.09	WLC/Private (Ecosse Regeneration)	4, 5 & 6	A	B	Flood risk assessment. Master plan prepared. Access from B7066. Direct access from development-funded M8 junction and new distributor road. Asserted right of way north-south across site. Site must integrate with "Heartlands" proposals at Polkemmet to south. Site now largely serviced with roads and other services, original application under reference 0125/FUL04 for first phase for access roads and associated infrastructure to develop site approved on 11/12/04. Various amendments have been granted since then and consent for other developments on site including offices/hotel and supermarket. Site area previously given in WLLP of 54.09, but site area reduced due to services, infrastructure and structural landscaping and alternative uses.	Planning permission granted for a hotel, and office use (class 4)		✓		

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EWb4	Cowhill, Whitburn	Cowhill, Whitburn	2.51	Private	4, 5 & 6	O	B	As EWb4 a and b above	Local Plan allocation			✓	
Springfield Farm (Now known as Balgornie Farm)	North of Whitburn & South of Armadale	North of Whitburn & South of Armadale	Unknown/	WLC/Private	Policy EM4 in adopted WLLP - possible class4, 5 and 6 uses, but no uses specified in local plan	N/A	N/A	Policy EM 4 in the adopted West Lothian Local Plan states that: Springfield, between Armadale and Whitburn, has potential in the long term for economic development to meet the next generation of employment land requirements. This will be dependent upon the introduction of major new transportation infrastructure. Any land release will only be considered within the context of the Strategic Development Plan (SDP) for Edinburgh and South East Scotland and secured through the preparation of the consequent Local Development Plan (LDP). In the meantime, this area will be safeguarded as a strategic reserve. Piecemeal development which would prejudice the long term potential of the site will be resisted.	Local Plan safeguard				✓
CORE DEVELOPMENT AREAS													
TF	Bathville CDA, Armadale	Tarrareoch Farm (employment site)	45.4	Private	4, 5 & 6				Local Plan allocation				✓
CE	Camps, Calderwood, East Calder (CDA)	Camps Industrial Estate, East Calder (employment site)	20	Private	5				Local Plan allocation				✓
AN & AS	West Livingston (Gavieside CDA)	Almond North & Almond South, Livingston (employment site)	40	Private	4, 5				Local Plan allocation				✓
EM	East Broxburn (CDA)	East Mains (expansion) (employment site)	4.76	Private	4				Local Plan allocation				✓
ME & ME	Winchburgh (CDA)	Myreside East & Myreside West (employment site)	39.43	Private	4, 5 & 6				Local Plan allocation				✓
		CDA TOTAL	149.6										

Employment Land Supply in West Lothian

TOTALS	Immediately available	119.27 Ha
	Minor constrained	71.52 Ha
	Major constrained	85.59 Ha
	Safeguarded	337.17 Ha

EMPLOYMENT SITES: LOCAL PLAN CATEGORISATION *NB Local Plan categorisations*

In allocating land for business and industrial uses falling within Use Classes IV, V and VI, the Local Plan has to recognise the diverse range of activities that are carried out within these Use Classes, as well as providing a range of choice of locations for each activity. The Local Plan has also to accommodate the possibility that the nature of development will change within the Local Plan period.

Accordingly, this Local Plan has adopted a more detailed categorisation of the land supply than its predecessors, as identified in paragraph 5.28, and has allocated new sites to address potential constraints. This categorization recognises that different types of development falling within Use Classes IV, V and VI will have different locational and environmental requirements – for example a high quality office complex and a recycling centre.

The categorisation will assist businesses and developers to identify the sites most suited to their purposes, and will allow the council to steer proposals towards the most appropriate locations. The categorisation of sites is as follows:

Core categories

A.	General Needs industrial	these tend to be the older, more traditional industrial estates, or new allocations for a similar purpose, where the broadest range of class IV, V and VI uses would be acceptable. The full range of industrial uses can be accommodated, subject to the appropriate controls on those which may have an impact on the local amenity, i.e. potentially hazardous or other bad neighbour uses, which may raise local environmental issues and impact on neighbouring businesses. It is unlikely that there will be restrictions on open storage, or small scale distribution uses, subject to traffic generation.
B.	High Amenity IV/V/VI	this category is typified by the newer industrial parks, where a broad range of activity is still acceptable, but where a better quality of development will be required and where, for example, open storage is likely to be unacceptable. It is anticipated that development will reflect modern design standards and materials, with a greater control over ancillary areas (e.g. parking and vehicle circulation) and the location and visibility of plant rooms etc., with a higher quality of on-site landscaping.
C.	High Amenity IV/V	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 VI (Storage and distribution), which may require significant eaves height and generate a high level of heavy vehicle traffic, will be precluded.
D.	Office only	While recognising the flexibility that is afforded by Use Class IV, 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.

Specialist categories

E.	Class IV and Ancillary uses	The Local Plan recognises the need for the provision of service activities within or adjacent to industrial and office parks, to cater for demand from those working in the vicinity. Accordingly a small number of sites have been allocated for a Class IV use, or ancillary activities, such as a crèche, leisure centre, hotel or restaurant, that will complement the local business use. Finalised West Lothian Local Plan 2005.
F.	Class VI only	recent trends in distribution and logistics have seen a change in the scale and nature of development associated with those activities. In response West Lothian has allocated a specialist site dedicated to development for that purpose, at J4M8 to the south west of Bathgate. Ready access to the M8 makes this location ideal for large scale Class VI development, of a high standard of design, in a well landscaped setting.
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 a national significance. This allocation reflects the special status of the sites at Linhouse and Eliburn.
H.	Single User Expansion	Previous Local Plans have allocated specific sites for high amenity, single user development. This category reflects the existence of additional development land that would facilitate the future expansion of these major employers, but which would not be suitable for alternative business or industrial development.
I.	Storage only	It is understood that the ground conditions in certain areas, which have been subject to land rehabilitation and/or shallow mine workings, will preclude the construction of buildings. Accordingly the allocation of sites in this category reflects the suitability of these sites for open storage only.

Appendix 3: Remaining sites areas in West Lothian Local Plan employment allocations (as of 20/07/13)

SITE REF	INDUSTRIAL ESTATE/TOWN	ADDRESS	SITE AREA (Ha)	REMAINING SITE AREA (Ha)
EAd3	Addiewell	Addiewell West	8.43	6.2
EBg2	Easter Inch, Bathgate	Easter Inch	7.06	3.0
EBg3	Bathgate	Inch Wood South	2.46	0
EBg8	Bathgate	Starlaw Farm	80 (should be 26Ha for both sites) possible removal of allocations, due to countryside/ dual designation ?	18.4 (IF 26Ha is overall area)
EBb1	Blackburn	Riddochill	28.19	28.19
EBb1a	Blackburn	Riddochill	21.91	21.91
EBb1b	Blackburn	Riddochill	6.28	6.28
EBg7	Blackburn	Pottishaw	50	32.55
EBg7 a1	Blackburn	Pottishaw	1.11	0
EBg7 a2	Blackburn	Pottishaw	9.15	9.15
EBg7 b	Blackburn	Pottishaw	38.16	23.4
EBb2	Whitehill Industrial Estate, Bathgate	Inchmuir Road	2.46	2.46
EBb4	Whitehill Industrial Estate, Bathgate	Pottishaw Place	0.35	0
EBb4 a	Whitehill Industrial Estate, Bathgate	Pottishaw Place	0.35	0
EBb4 b	Whitehill Industrial Estate, Bathgate	Pottishaw Place	6.28	0
EBd1	Bridgend	Bridgend Bing	9.34	0
EUB1	East Mains Industrial Estate, Broxburn.	Youngs Road South	1.68	0 - site under construction
EUB3	East Mains Industrial Estate, Broxburn.	Youngs Road north east	0.67	0
EUB5/6	East Mains Industrial Estate, Broxburn.	Clifton View	0.65	0 - site under construction
EUB7	East Mains Industrial Estate, Broxburn.	Youngs Road north	0.8	0
EUB15	East Mains Industrial Estate, Broxburn.	Youngs Road South	0.95	0
EUB14	Uphall	Stankards South	7.09	7.09
EEW2	Whitrigg Industrial Estate, East Whitburn	Whitrigg Industrial Estate, North East	2.63	2.63
EEW3	Whitrigg Industrial Estate, East Whitburn	Whitrigg Industrial Estate, South West	2.54	1.08
ELI2	Linithgow	Boghall East	3.32	3.32

SITE REF	INDUSTRIAL ESTATE/TOWN	ADDRESS	SITE AREA (Ha)	REMAINING SITE AREA (Ha)
ELI4	Mill Road Industrial Estate, Linlithgow Bridge	Mill Road Industrial Estate - Mill Road West (2 plots)	0.6	0
ELI4a	Mill Road Industrial Estate, Linlithgow Bridge	plot a	0.6 (northern plot)	0
ELI4b	Mill Road Industrial Estate, Linlithgow Bridge	plot b	5.7	5.7
ELI7	Mill Road Industrial Estate, Linlithgow Bridge	Mill Road Industrial Estate - Mill Road West (2 plots)	0.33	0
ELI7c	Mill Road Industrial Estate, Linlithgow Bridge	Mill Road Industrial Estate - Mill Road West (2 plots)	0.15	0
ELI7d	Mill Road Industrial Estate, Linlithgow Bridge	Mill Road Industrial Estate - Mill Road West (2 plots)	0.67	0
ELI8	Mill Road Industrial Estate, Linlithgow Bridge	Sun Expansion Land	9.6	9.6
ELv2	Brucefield Industrial Park, Livingston	Brucefield Park west	2.19	2.19
ELv3	Brucefield Industrial Park, Livingston	Brucefield east	0.94	0.94
ELv63	Brucefield Industrial Park, Livingston	Brucefield north	0.77	0.77
ELv5	Deans Industrial Estate, Livingston	Nairn Road, north east	2.04	2.04
ELv9	Deans Industrial Estate, Livingston	Dunlop Square west	1.55	1.55
ELv9a	Deans Industrial Estate, Livingston	Dunlop Square west	1.32	1.32
ELv9b	Deans Industrial Estate, Livingston	Dunlop Square west	0.23	0.23
ELv15	Deans Industrial Estate, Livingston	Caputhall Road east	0.68	0.68
ELv16	Deans Industrial Estate, Livingston	Caputhall Road central	0.58	0.58
ELv17	Deans Industrial Estate, Livingston	Caputhall Road west	0.29	0.29
ELv17a	Deans Industrial Estate, Livingston	Caputhall Road west	0.11	0.11
ELv17b	Deans Industrial Estate, Livingston	Caputhall Road east	0.18	0.18
ELv18	Deans Industrial Estate, Livingston	Caputhall Road	1.98	1.98
ELv21	Eliburn Campus, Livingston	Appleton Parkway west	12.0	12.0
ELv22	Eliburn Campus, Livingston	Appleton Parkway north west	0.74	0.74
ELv23	Eliburn Campus, Livingston	Appleton Parkway north east	5.58	5.58
ELv24	Eliburn Campus, Livingston	Houston Road north	5.78	5.78
ELv25	Eliburn Campus, Livingston	Appleton Parkway east	12.9	12.9
ELv26	Eliburn Campus, Livingston	Appleton Parkway south	5.75	5.75
ELv27	Eliburn Campus, Livingston	Appleton Parkway south west	0.9	0.9
ELv28	Eliburn Campus, Livingston	Appleton Parkway south east	5.13	2.0
ELv30	Houston Industrial Estate, Livingston	Nettlehill Road west	2.06	2.06

SITE REF	INDUSTRIAL ESTATE/TOWN	ADDRESS	SITE AREA (Ha)	REMAINING SITE AREA (Ha)
ELv32	Houston Industrial Estate, Livingston	Firth Road west	0.84	0.84
ELv34	Houston Industrial Estate, Livingston	Firth Road south	2.38	2.38
ELv36	Houston Industrial Estate, Livingston	Nettlehill Road east	1.47	1.47
ELv62	Houston Industrial Estate, Livingston	Houston Interchange east	1.31	0
ELv37	Kirkton Campus, Livingston	Simpson Parkway	0.65	0
ELv39	Kirkton Campus, Livingston	Former Rosebank Nursery	8.3	8.3
ELv39a	Kirkton Campus, Livingston	Former Rosebank Nursery	0.92	0.92
ELv39b	Kirkton Campus, Livingston	Former Rosebank Nursery	1.57	1.57
ELv39c	Kirkton Campus, Livingston	Former Rosebank Nursery	2.14	2.14
ELv39d	Kirkton Campus, Livingston	Former Rosebank Nursery	3.67	3.67
ELv41 overall	Kirkton Campus, Livingston	Alba Campus	24.61	13.79
ELv41a	Quintiles, Kirkton Campus, Livingston	Alba Campus	5.34	0
ELv41b	Glenmorangie, Kirkton Campus, Livingston	Alba Campus	12.43	6.33
ELv41c	Miller, Kirkton Campus, Livingston	Alba Campus	2.89	2.89
ELv41d	Miller, Kirkton Campus, Livingston	Alba Campus	1.53	1.53
ELv41e	Cadence, Kirkton Campus, Livingston	Alba Campus	3.04	3.04
ELv41f	Miller Developments, Kirkton Campus, Livingston	Alba Campus	1.2	0
ELv41g	Incubation Centre & Childrens Nursery, Kirkton Campus, Livingston	Alba Campus	0.5	0
ELv43	Kirkton Campus, Livingston	Macintosh Road	4.79	4.79
ELv44	Kirkton Campus, Livingston	Macintosh Road west	0.89	0.89
ELv45	Kirkton Campus, Livingston	Kirkton South Road	0.93	0.93
ELv46	Kirkton Campus, Livingston	Gregory Road east	3.31	3.31
ELv47	Kirkton Campus, Livingston	Gregory Road west	1.37	1.37
ELv48	Kirkton Campus, Livingston	Gregory Road	7.98	7.98
ELv49	Kirkton Campus, Livingston	Gregory Road	0.8	0.8
ELv52	Kirkton Campus, Livingston	Allen Road	1.09	0
ELv54	Oakbank/Linhouse, Livingston			

SITE REF	INDUSTRIAL ESTATE/TOWN	ADDRESS	SITE AREA (Ha)	REMAINING SITE AREA (Ha)
EOI-099 for mixed use	Linhouse	75.68	75.68 (NB 96Ha for overall site in WLLP)	
ELv54a	Oakbank/Linhouse, Livingston			
EOI-099 for mixed use	Linhouse	56.17	56.17	
ELv54b	Oakbank/Linhouse, Livingston			
EOI-099 for mixed use	Linhouse	19.51	19.51	
ELv56	Oakbank/Linhouse, Livingston	Redcraig west	5.09	0
ELv59 (overall WLLP Allocation)	Oakbank/Linhouse, Livingston (overall WLLP Allocation)	Williamston North	6.14	3.42
ELv59a	Intercell, Oakbank/Linhouse, Livingston	Williamston North	0.8	0.8
ELv59b	Jack Ness, Oakbank/Linhouse, Livingston	Williamston North	0.32	0.32
ELv59c	Pennant Plant, Oakbank/Linhouse, Livingston	Williamston North	0.5	0.5
ELv59d	M&M/Freedom SIPP, Oakbank/Linhouse, Livingston	Williamston North	1.8	1.8
ELv60	Oakbank/Linhouse, Livingston (WLC)	Williamston South	7.9	7.9
ELv68	Livingston	Houston Interchange (north west)	1.04	1.04
ELv57	Starlaw Park, Livingston	Starlaw Park	6.6	5.86
ELv57a	Ashwood, Starlaw Park, Livingston	Starlaw Park	0.82	0
ELv57b	Scottish Enterprise, Starlaw Park, Livingston	Starlaw Park	4.52	4.52
ELv57c	Paragon Inks, Starlaw Park, Livingston	Starlaw Park	0.55	0.55
ELv57d	Thomas Mitchell Developments/Ashwood, Starlaw Park, Livingston	Starlaw Park	0.79	0.79
ELv57e	Macrea Seafood, Starlaw Park, Livingston	Starlaw Park	0.32	0
ELv61	Deer Park Business Park, Livingston	Deer Park	0.8	0.8
ELv64	Beugh Bur, Livingston	Beugh Burn	27.61	22.31
ELv65	Almond Business Park, Livingston	Almondvale Business Park (*Possible removal as mainstream employment sites as site within Livingston town centre boundary)	1.25	1.25

SITE REF	INDUSTRIAL ESTATE/TOWN	ADDRESS	SITE AREA (Ha)	REMAINING SITE AREA (Ha)
ELv66	Almond Business Park, Livingston	Almondvale Business Park (*Possible removal as mainstream employment sites as site within Livingston town centre boundary)	1.66	1.66
ELv67	Almond Business Park, Livingston	Almondvale Business Park (*Possible removal as mainstream employment sites as site within Livingston town centre boundary)	1.59	1.59
ENn1	Newton by South Queensferry	Newton North	1	0
EWc1	Westwood, West Calder	Westwood Central	6.3	6.3
EWc4	Westwood, West Calder	Westwood west	1.23	1.23
EWb3	Whitburn	Drum Farm	1.56	1.56
EWb4 a & c	Cowhill, Whitburn	Cowhill, Whitburn	30.09 (57.9 gross area – hotel and other uses)	30.09
EWb4	Cowhill, Whitburn	Cowhill, Whitburn	2.51	2.51
TOTALS			551.45Ha	448.11Ha

Appendix 4: West Lothian – Industrial estates and employment area boundary areas analysis within the adopted West Lothian Local Plan 2009

KEY: X – completed, NS – not started, XS - started

INDUSTRIAL ESTATE & LOCATION	OVERALL SITE AREA (HA) (I.E. EMPLOYMENT BOUNDARY, INCLUDING DEVELOPED SITES)	REMAINING SITE AREA AND SITE STATUS					
EAST MAINS & THISTLE INDUSTRIAL ESTATES, BROXBURN	96.5 HA	EUB1 – XS	EUB3 - X	EUB5 – XS	EUB6 - XS	EUB7 – X	EUB15 - X
MILL ROAD, LINLITHGOW	8.19 HA	ELI4 – X	ELI7 - X				
DEANS I.A., LIVINGSTON	209.35 HA	ELv5 – NS ELv18 - NS	ELv9 – XS	ELv15 – NS	ELv16 – NS	ELv17a & b– NS	
ALLEN ROAD, KIRKTON NORTH, LIVINGSTON	15.9 HA (NB, removal of Buchanan House of 3.45ha, would leave 12.45ha of employment area)	ELv52 – X					
HOUSTOUN I.A., LIVINGSTON	169.8 HA	ELv30 – NS	ELv32 – NS	ELv34 – NS	ELv36 – XS	ELv62 - X	
ALBA CAMPUS, LIVINGSTON	109.8 HA	ELv39a – NS ELv41b – X ELv45 – NS	ELv39b – NS ELv41c – X ELv46 – NS	ELv39c – NS ELv41d – NS ELv47 – NS	ELv39d – NS ELv41e – XS ELv49 - NS	ELv41a – X ELv41f – XS	
KIRKTON CAMPUS, LIVINGSTON	58.8 HA	ELv37 – X	ELv43 - NS	ELv44 – NS			
BRUCEFIELD I.A., LIVINGSTON	40.3 HA	ELv2 – NS	ELv3 – NS	ELv63 - NS			
OAKBANK, LIVINGSTON (EAST)	7.9 HA	ELv59a - XS	ELv59b – XS	ELv60 - NS			
OAKBANK, LIVINGSTON (WEST)	34.8 HA	ELv56 - X					
ELIBURN CAMPUS, LIVINGSTON	94.8 HA (NB Gladman site, partial now for housing, - 2.8ha, minded to grant s.75 agreement APP 0056-P-12)	ELv21 – NS ELv26 – NS	ELv22 – NS Lv27 – NS	ELv23 – NS ELv28 - XS	ELv24 – NS	ELv25 – NS	
STARLAW PARK, LIVINGSTON (not including site EBg8)	38.7 HA	ELv57a – X	ELv57b – NS	ELv57c – NS	ELv57d – NS	ELv57e - X	
DEER PARK BUSINESS PARK, LIVINGSTON	8.2HA	ELv61 – NS					
CAMPS INDUSTRIAL ESTATE, EAST CALDER	27.5 Ha	NB – No WLLP allocations, employment site boundary only – (minus site HEc5 in employment boundary leaves 24.7 ha)					
ORACLE ETC, BOGHALL LINLITHGOW	25.9 Ha	ELi2 – NS ELI8 – NS (Oracle single user)					
NEWTON NORTH	12.7 HA	ENn1 – X (single user Insignia Rail only)					
ADDIEWELL EMPLOYMENT BOUNDARY	40.9 HA	EAd3 – X (NB British Distillers single user site, wider employment boundary north of railway, includes Auto Salvage Auto Auctions)					
WESTWOOD, WEST CALDER	27.16 HA	EWc1 – NS	EWc4 – NS				
MURRAYSGATE I.A., WHITBURN	9.98 HA	NB – No WLLP allocations, employment site boundary only					
BURNHOUSE I.E., WHITBURN	9.18 HA	NB – No WLLP allocations, employment site boundary only					
WHITRIGG I.A., EAST WHITBURN	18.9 HA	EEw2 – NS	EEw3 - XS				
WHITESIDE I.A., BATHGATE, (NB, missing in GGP overlay)	5.7 HA	NB – No WLLP allocations, employment site boundary only					

INDUSTRIAL ESTATE & LOCATION	OVERALL SITE AREA (HA) (I.E. EMPLOYMENT BOUNDARY, INCLUDING DEVELOPED SITES)	REMAINING SITE AREA AND SITE STATUS
WHITEHILL I.A. & EASTER INCH (NB joint boundary in WLLP)	104.6 HA	EBb2 – NS EBb4 – X EBg2 - XS
QUINTILES, BATHGATE	13.31 HA	EBg3 - XS
POLBETH I.A. POLBETH	7.04 HA	NB – No WLLP allocations, employment site boundary only (some undeveloped land north of existing buildings remains undeveloped, CIRCA 2- 2.5HA)
BEUGHBURN, LIVINGSTON ELv64 (NB no employment boundary in wllp, but probably should have been, site partially developed by Dobbies, so remaining site area will be reduced)	33.7 HA	ELv64 – XS, CIRCA 28.4Ha remains undeveloped, only Dobbies developed on site, 5.3 HA)
STANKARDS/GREEN BING ENERGY PARK, UPHALL	22.6 HA	EUB14 – XS (NB this site is part of a wider employment area boundary. the site is 7.6ha in itself)
JUNCTION 4, M8, EAST WHITBURN	124.0 HA	EBg7 – XS (50Ha in total) EBg7a1 – X EBg7a2 – NS EBg7b – X EBb1 – XS (NB only ground conditions and decontamination) – SPLIT INTO EBb1A (21.9HA) & EBb1b (6.28HA)
MOSSHALL I.A. WEST MAIN STREET, BLACKBURN	1.7 HA	NB – No WLLP allocations, employment site boundary only – site operates as a skip hire business.
STANDHILL I.A., BATHGATE	38.7 HA	NB – No WLLP allocations, employment site boundary only (no undeveloped land either)
MAYFIELD I.A. (boundary only), ARMADALE	1.3 HA	NB – No WLLP allocations, employment site boundary only (no undeveloped land either)
VION, HALLS, EAST MAIN STREET, BROXBURN	7.6 HA	NB – No WLLP allocations, employment site boundary only (no undeveloped land either) – possible closure of business – likely retention as employment site ?
MAIN STREET, WESTRIGG, BLACKRIDGE (NB no employment area boundary in WLLP)	1.0 HA	X - NO UNDEVELOPED LAND, SMALL SCALE SITE.
SIBBALDS TRAINING, EAST OF BLACKRIDGE (NB both sites and no employment area boundary in WLLP)	6.2 HA	X – SITE DEVELOPED, NO EMPLOYMENT AREA BOUNDARY, EOI SUBMISSIONS FOR UNDEVELOPED PART OF SITE EOI-0007 – NORTH FOR CLASS 4 USE, SOUTH EOI-0008 FOR CLASSES 4, 5 ,6, 8 OR 11 USES.
CAWBURN CARTON WORKS, EAST OF ROMAN CAMP COTTAGES	2.9 HA	X – No WLLP allocations, used by one business only, Cawburn Carton Works, remote site in countryside.
DRUMSHORELAND MUIR	0.09 HA	X - NB – No WLLP allocations, employment site boundary only (no undeveloped land either)
Bathville CDA, Armadale	45.4 HA	No work started
Camps, Calderwood, East Calder (CDA)	20 HA	No work started
West Livingston (Gavieside CDA)	40 HA	No work started
East Broxburn (CDA)	4.76 HA	No work started

INDUSTRIAL ESTATE & LOCATION	OVERALL SITE AREA (HA) (I.E. EMPLOYMENT BOUNDARY, INCLUDING DEVELOPED SITES)	REMAINING SITE AREA AND SITE STATUS
Winchburgh (CDA)	39.43 HA	No work started
Springfield Safeguard (Long term safeguard between Armadale & Whitburn) –SITE BEING PROMOTED AT BALGORNIE FARM	CIRCA 35.0 HA (tbc, long term safeguard)	No work started
EWb3 – Drum Farm, west of Bathgate	1.6HA	No work started

OTHER SITES – EWb3 likely removal of 1.6Ha site at Drum Farm west of Bathgate.

*OVERALL WLLP EMPLOYMENT LAND WITHIN WEST LOTHIAN IN WLLP: 1612.19 Ha – (minus Springfield 35 Ha = 1577.19 Ha ** if assume – 25% for roads and services, overall land supply is 1183.4 Ha.*

*OVERALL WLLP EMPLOYMENT LAND WITHIN WEST LOTHIAN IN WLLP – (minus) CDAs & Springfield Safeguard: 1427.6 Ha ** if assume -25% for roads and services, overall land supply is 1070.7Ha*

**NB, This relates to overall site areas in terms of employment boundaries in the adopted WLLP09. This indicates only part of the supply as there are other stand alone smaller business units throughout West Lothian that can also contribute to employment land. A separate analysis has been undertaken against allocated sites, some of which may be within employment areas.*

Appendix 5: Table of potential mixed use/employment sites and proposed de-allocations in West Lothian

EOI REF	Town	WLLP REF	SITE NAME	Preferred use	SITE AREA	PREFERRED	site status - constrained/ effective/ safeguarded.	Comments	Overall figures
EOI-0002/43/117	Livingston		Kirkton Business Centre	mixed use	1.74Ha	X			
EOI-0007	Blackridge		Site 1 Sibbald Training Centre	employment	0.95Ha	X	minor constrained	new allocation above WLLP base	
EOI-0008	Blackridge		Site 2 Sibbald Training Centre	employment	2.88Ha	X	minor constrained	new allocation above WLLP base	
EOI-0012	Livingston		Land at Cousland Farm, north of A705	employment	7.3Ha	X	major constrained	new allocation above WLLP base	
EOI-0013	Livingston	CDA-AN	Land at Cousland Farm, south of A705	employment	15.3Ha	X			
EOI-0036	Livingston	ELv44	McIntosh Road, Kirkton Campus	employment	0.79Ha	X			
LATE-0014	Bathgate		Abattoir Site, Whitburn Road	employment	6.59Ha	X		new allocation above WLLP base	
EOI-0053	Bathgate	EWb4	J4 M8	hotel, employment	82.97Ha (what is left needs checked however)	X			
EOI-0094	Bathgate	n/a	Waverley Street Depot	mixed use	0.31Ha	X			
EOI-0101	Livingston	n/a	Livingston South Station	local centre/ park&ride	0.97Ha	X			
EOI-0106	Livingston	n/a	Almondvale Road, car park 2	existing TC allocation/site	0.8Ha	X			
EOI-0107	Livingston	n/a	The centre, Almondvale	existing TC allocation/site	9.1Ha	X			
EOI-0109	Livingston	n/a	Former WLHouse site	redeveloped site	0.65Ha	X			
EOI-0128	Linlithgow	n/a	Braehead	mixed use	0.18Ha	X			
EOI-0153	Bathgate	n/a	Guildiehaugh Depot	mixed use	4.4Ha	X			
EOI-0154	Bathgate	n/a	Guildiehaugh Depot	mixed use	0.2Ha (site is not coming forward)	X			
EOI-0164	West Calder	n/a	Five Sisters Business Park	class 4, 5 and 6	9.37Ha	X			
EOI-0173	Livingston	n/a	Toll Roundabout	employment/ mixed use	15.6Ha	X	minor constrained	new allocation above WLLP base	

EOI REF	Town	WLLP REF	SITE NAME	Preferred use	SITE AREA	PREFERRED	site status - constrained/ effective/ safeguarded.	Comments	Overall figures
EOI-0181	Livingston	ELv39	Rosebank, Kirkton Campus	expand range of employment uses	7.3Ha	X	minor constrained		
EOI-0189	Livingston	n/a	Almondvale Stadium	mixed use	9.4Ha	X	minor constrained		
EOI-0222	Livingston	ELv25	ELv25	expand range of uses	13.09Ha	X	minor constrained		
EOI-0223	Livingston	ELv26	ELv26	expand range of uses	5.63Ha	X	minor constrained		
EOI-0224	Livingston	ELv27	ELv27	expand range of uses	1.3Ha	X	minor constrained		
LATE-0014	Bathgate	n/a	Former abbatoir site, Whitburn Road, Bathgate	class 4, 5 and 6 (original proposal for residential/ potential other uses)	6.5Ha	X	minor constrained	new allocation above WLLP base	
BLA3	Blackburn	n/a	West Main Street, Blackburn	Class 4	1.65Ha	X	major constrained	new allocation above WLLP base	
Springfield Farm (Balgornie Farm)	Armadale	Policy EM4	Springfield Farm/Balgornie Farm	countryside	35Ha (nb indicative only)	X	major constrained	new allocation above WLLP base	75.65Ha gained up to this point
POTENTIAL LOSS OF EMPLOYMENT LAND ALLOCATIONS FROM WLLP									
EOI-0099	Livingston	ELv54	Linhouse	mixed use - 7Ha residential, remainder employment	Gross - 75.6 Ha developable area -51Ha	n/a	take away 7Ha safeguarded	council owned site, precise make up of site requires to be agreed. 44Ha to be retained as employment land.	
EOI-0024	Livingston	ELv28	Eliburn (Gladman)	residential	6Ha	n/a	take away 6Ha immediately available	Planning permission granted on part of site for housing – take away 4.2 Ha from 7.7Ha, 3.5ha remaining	
EOI-0221	Livingston	ELv24	Houston Road North, Eliburn Campus	residential	5.78Ha	n/a	take away 5.78Ha immediately available	Possible removal and reverting to residential use. Planning application under consideration ref: 0822/13	
EOI-0015 & EOI-0020	Linlithgow	ELi2	Springfield, Linlithgow	residential	3.2Ha	n/a	take away 3.2Ha minor constrained	site promoted for retail as well as residential use, latter preferred.	

EOI REF	Town	WLLP REF	SITE NAME	Preferred use	SITE AREA	PREFERRED	site status - constrained/ effective/ safeguarded.	Comments	Overall figures
EBg8	Bathgate/ Livingston	EBg8	Starlaw	employment (class 4 only)	26Ha	n/a		site has dual designation of countryside belt and employment site in WLLP, is suggested to revert to countryside belt in LDP due to sensitive nature of countryside and access to the site.	48Ha lost up to this point
									Overall 26.5 Ha gain

NB SDP STRATEGIC LAND SUPPLY 123Ha - no additional strategic allocations made - Figure 13 employment technical note - NB Linhouse not included in this.

Appendix 5: West Lothian employment and economy statistics

WEST Lothian ECONOMIC UPDATE: DECEMBER 2013

Chancellor Osborne seeks a more 'balanced recovery'

Delivering his Autumn statement — the half yearly update on the Budget — the Chancellor of the Exchequer said the UK is growing faster than any other major economy, but the job of recovery was "not yet done". Growth forecast for this year increased from 0.6% to 1.4%, revised up for next year from 1.8% to 2.4%, but then down slightly for the following three years to 2.2%, 2.6%, and 2.7%.

The Office for Budget Responsibility (OBR) - which produces forecasts for the government - noted that the higher-than expected growth this year had been fuelled by consumer spending and rising house prices, rather than business investment and trade. The Chancellor said, however, the OBR also expected "exports to pick up, investment to pick up, jobs to go on being created". He also wanted to see more investment in the regions and manufacturing industry to build a more "balanced" economy.

The Autumn statement follows an earlier announcement by the new Bank of England governor, Mark Carney, who said that the UK recovery had "taken hold" and unemployment will fall sooner than the Bank had forecast. The Bank's latest quarterly inflation report also raised the forecast for UK economic growth this year and next. Mr. Carney said the Bank would not consider raising interest rates until the jobless rate falls to 7% or below. The UK unemployment rate – based on the preferred government measure (ILO) - stands at 7.6%, down from 7.8%.

Business confidence rose again in Scotland in the third quarter, but at a slower pace than in the UK as a whole, according to a survey by the Association Chartered/Certified Accountants (ACCA). The survey showed that 26% of ACCA members in Scotland enjoyed growing confidence about their organisation's prospects in Q3. Only 21% reported a fall in confidence.

Eurozone has lost some momentum according to a survey by Markit composite purchasing managers index (PMI). The composite PMI, which tracks several sectors, slipped to 51.7 from 51.9 in October. Nevertheless, the PMI reading is above 50 which separates growth from contraction.

Key West Lothian Economic Information:

Unemployment - The number of JSA jobless in West Lothian for October has decreased by 104 on the previous month. West Lothian's unemployment rate of 2.9% is lower than both the Scotland (3.2%) rate and the Great Britain (3.0%) rate.

Unemployment ranking in relation to other Scottish council areas - West Lothian's unemployment rate ranks joint 15th highest with Dumfries and Galloway out of all Scottish local authority areas.

Youth unemployment – 1005 individuals, Youth unemployment (18-24 year olds) in West Lothian has decreased by five on the previous month.

Total shop occupancy in West Lothian - The total shop occupancy of 92.5% for West Lothian in Quarter 4 is well above the occupancy rates of Scotland (89.8%) and the UK (89.1%).

Jobs and Investment:

Here are some recent positive jobs, investment and business news items for the West Lothian area

- Schuh is to launch a new European distribution centre in Bathgate next summer. The new 245,000 sq ft centre in the J4M8 complex in Bathgate will create more than 50 jobs in Scotland over the next five years and will cater for the “rapid growth” and planned future expansion of the Schuh store estate and online offering.
- A new grass-seed mixing and distribution facility will be established in 2014 by DLF-Trifolium in Broxburn. The facility covering 43,000 sq ft, will cost around £3 million, and have the capacity to handle up to half of all the agricultural grass-seed sown in the country.
- Gas meter supplier Energy Assets has reported a jump in profits for the first six months of the year and said it was confident of picking up more work from major suppliers. The Livingston-based firm, posted a pre-tax profit of £2.8m for the six months to 30 September, up from £1.5m a year earlier, as total revenues increased 55% to £11.8m.

Latest unemployment figures December 2013:

The latest (November 2013) unemployment figures are out today for West Lothian (Job Seekers Allowance (JSA) based figures). West Lothian’s rate of unemployment has decreased by 0.1% on the October figure to 2.8%.

- The number of JSA jobless in West Lothian for November is 3,268. This is a decrease of 122 on the previous month.
- West Lothian’s unemployment rate of 2.8% is lower than both the Scotland (3.1%) rate and the Great Britain (2.9%) rate.
- West Lothian’s unemployment rate ranks joint 15th highest/lowest out of all Scottish local authority areas (see attached excel sheet).
- Youth unemployment (18-24 year olds) in West Lothian for November is 935. This is a decrease of 70 on the previous month and the lowest recorded youth unemployment rate (6.4%) since November 2008.

JSA based unemployment figures do not provide the full picture. However, the headline JSA figure does help to indicate the latest trend or change at a national or local level and whether the economic recovery is gaining momentum or stalling. It should be noted also that the autumn period usually sees a reduction in the jobless figures as a result of pre-Christmas recruitment. There is likely to be a significant increase in the JSA count in the December to February period as seasonal and temporary contracts come to an end.

The Government’s favoured method of measuring unemployment - the ILO method does not readily translate into up-to-date local area estimates. The Jobseeker’s Allowance (JSA) is payable to people under pensionable age who are available for, and actively seeking, work

Total JSA claimants (November 2013)

	West Lothian (numbers)	West Lothian (%)	Scotland (%)	Great Britain (%)
All people	3,268	2.8%	3.1%	2.9%
Males	2,220	3.9%	4.4%	3.8%
Females	1,048	1.8%	2.0%	2.1%

Source: ONS claimant count with rates and proportions

Note: % is a proportion of resident working age people

JSA CLAIMANTS BY AGE AND DURATION (November 2013) N.B. – Percentages show claimants as a proportion of the resident population of the same age.

	West Lothian (level)	West Lothian (%)	Scotland (%)	Great Britain (%)
Aged 18-24				
Total	935	6.4%	5.4%	5.1%
Up to 6 months	620	4.2%	3.6%	3.5%
Over 6 and up to 12 months	155	1.1%	0.7%	0.7%
Over 12 months	165	1.1%	1.0%	1.0%
Aged 25-49				
Total	1,795	2.8%	3.4%	3.1%
Up to 6 months	1,025	1.6%	1.8%	1.6%
Over 6 and up to 12 months	275	0.4%	0.5%	0.5%
Over 12 months	495	0.8%	1.1%	1.0%
Aged 50-64				
Total	505	1.5%	1.9%	1.9%
Up to 6 months	270	0.8%	0.9%	0.8%
Over 6 and up to 12 months	90	0.3%	0.3%	0.3%
Over 12 months	145	0.4%	0.8%	0.8%

Claimant count with rates and proportions

Area	Total claimants	
	number	rate
West Dunbartonshire	3,123	5.3
North Ayrshire	4,607	5.3
East Ayrshire	3,847	4.9
Glasgow City	18,515	4.5
Clackmannanshire	1,494	4.5
Dundee City	4,318	4.4
North Lanarkshire	9,198	4.2
Renfrewshire	4,402	3.9
Inverclyde	1,957	3.8
South Ayrshire	2,580	3.7
Falkirk	3,686	3.6
South Lanarkshire	7,131	3.5
Fife	8,088	3.4
Midlothian	1,613	3.0
West Lothian	3,268	2.8
Eilean Siar	466	2.8
Dumfries and Galloway	2,603	2.8
Argyll and Bute	1,460	2.8
Edinburgh, City of	8,982	2.7
Stirling	1,512	2.6
East Lothian	1,624	2.6
Scottish Borders	1,702	2.4
Angus	1,550	2.2
Highland	2,903	2.0
Perth and Kinross	1,647	1.8
East Renfrewshire	939	1.7
East Dunbartonshire	1,127	1.7
Moray	913	1.6

Area	Total claimants	
	number	rate
Aberdeen City	2,314	1.5
Orkney Islands	149	1.1
Shetland Islands	140	0.9
Aberdeenshire	1,321	0.8
Great Britain	1,164,085	2.9
Scotland	109,179	3.1

Claimant count figures do not yet include claimants of Universal Credit. Further information is available at <http://www.nomisweb.co.uk/articles/742.aspx>

Rates for local authorities from 2012 onwards are calculated using the mid-2012 resident population aged 16-64.

Rates for regions and countries from 2012 onwards are calculated using the mid-2012 resident population aged 16-64.

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Date November 2013

Rate Proportion of resident population aged 16-64 estimates

Ward Unemployment

The following table on the breakdown of unemployment by multi member ward within West Lothian shows, in general, that unemployment is higher in the southwest (Whitburn and Blackburn, Armadale and Blackridge, Bathgate, and Fauldhouse & the Breich Valley) of West Lothian and lower in Linlithgow and the southeast of the area. In addition, on page 8 there is a more detailed breakdown of unemployment by local area within West Lothian based on the former 32 Scottish local authority wards. This shows that those areas with the highest rate of unemployment are Craigshill (6.5%), Polkemmet (5.9%) and Durhamton (5.5%). Those with the lowest are Kingsfield (1.0%), Murieston (1.1%) and Kirkton (1.2%).

MULTI MEMBER WARD	MALE JSA CLAIMANTS	FEMALE JSA CLAIMANTS	TOTAL JSA CLAIMANTS	rate
	number	number	number	
Armadale and Blackridge	226	107	333	3.5%
Bathgate	262	137	399	3.5%
Broxburn, Uphall and Winchburgh	220	105	325	2.7%
East Livingston and East Calder	264	136	400	3.0%
Fauldhouse and Breich Valley	235	114	349	3.1%
Linlithgow	109	54	163	1.5%

MULTI MEMBER WARD	MALE JSA CLAIMANTS	FEMALE JSA CLAIMANTS	TOTAL JSA CLAIMANTS	
	number	number	number	rate
Livingston North	201	94	295	2.1%
Livingston South	337	175	512	3.1%
Whitburn and Blackburn	408	206	614	4.2%
West Lothian	2262	1128	3390	2.9%

ILO Based Unemployment Estimate

JSA based unemployment figures do not provide the full picture. The headline JSA figure, however, does help to indicate the latest trend or change at a national or local level and the effects of economic down turn on unemployment. The Government's favoured method of measuring unemployment - the ILO method - does not readily translate into up to date local area estimates.

However, an estimate for West Lothian is published based on a rolling annual sample survey (using a small sample size). The most up-to-date figure for West Lothian is for the period July 2012 to June 2013. During this period an estimated 7,000 people were unemployed in West Lothian or 7.7% of adults 16+. For the same period both the Scottish rate and the Great Britain rate was 7.8%.

Youth Unemployment

West Lothian has a higher proportion (6.9%) for October than Scotland (5.6%) of youth unemployment for 18-24 year olds. Although both have followed a parallel trend in the last four years.

Business Support

The volume of local business start-ups gives an instant insight into the state of West Lothian's economy. Business Gateway services in West Lothian are delivered by West Lothian Council's Economic Development service as part of the Lothian consortium, a public private partnership that works with businesses across Edinburgh and the Lothians. The team promotes entrepreneurship, supports the start up of new businesses and help businesses to grow whilst responding to the additional pressures placed on businesses by the economic downturn. The team has continued to pro-actively target companies in sectors judged to be most at risk to understand their needs.

Business Gateway Activity	Annual Target	Cumulative Target	Cumulative Actual	Monthly Target	October 2013 Actual
Number of Starts	400	231	265	33	40
Starts by Women	160	86	114	13	18
Starts by Young People	92	56	74	8	13
Number of SMEs supported	500	294	304	42	38

Business Gateway Support

Targets for Business start-ups in 2013 –14 have increased significantly and work is continuing to deliver these new levels of support and assistance. In total 304 growth businesses have been supported this financial year, of which 213 have received targeted additional support in the areas including expansion, funding, market diversification, and ecommerce.

Local firms have responded enthusiastically to the Supplier Development Programme which the council joined earlier this year. Over 100 businesses have now signed up for the Programme, which aims to open up new opportunities and increase local companies’ chances of winning new business. More details can be found at www.sdpscotland.co.uk. Public Contracts Scotland allows companies access to over 250 contracting authorities across Scotland ranging from local authorities and housing agencies to the NHS, universities and government departments. The £1.5bn Forth Replacement Crossing will also be using Public Contracts Scotland to tender all sub contracting opportunities. Last year over 11,000 opportunities were advertised across the Scottish Public Sector. For more information visit www.publiccontractsscotland.gov.uk.

Shop occupancies

Shop occupancy assessment indicates that the number of shop units occupied (excluding charity shops) as a percentage of total stock for each of West Lothian’s six town centres has been steadily increasing

Compared to the same quarter last year, three of the town centres experienced an increase in shop occupancy. Whitburn had the largest increase (3.4%) in shop occupancy but the lowest shop occupancy rate in West Lothian at 86.3%. Armadale increased its shop occupancy by 2.9% to stand at 94.1%, becoming the town with the second highest shop occupancy. Linlithgow (96.0%) had the highest shop occupancy. Bathgate’s overall occupancy decreased by 1.5% compared to the same quarter last year, while both Broxburn and Linlithgow remain at their respective high overall occupancy levels. The total shop occupancy of 92.5% for West Lothian is well above the occupancy rates of Scotland (89.8%) and the UK (89.1%). (Scottish Retail Consortium, February 2013).

Planning applications

Planning applications provide another measure of the health of the local economy. The numbers of planning applications received indicate levels of business and consumer confidence, economic growth, development investment and development change.

Household applications have increased slightly on 2012 and the overall gradual increase in submission of applications from a low in 2011, represents a gradual recovery in the economy in terms of development activity.

House completions

The number of house completions in the local economy is a useful barometer for measuring the house building industry’s sensitivity to changing economic conditions.

The average monthly completions during the last four financial years has been as follows:

2009/10	51
2010/11	30
2011/12	24
2012/13	41

The number of house completions in October was 51. For the financial year 2013/14, house completions have averaged 56, which is up on the last financial year.

House prices

House prices and the housing market are also seen as a barometer to the state of the economy. Housing is the biggest component of most households' wealth. Therefore it has a big impact on the economy. For example, a fall in house prices will reduce consumer confidence. This leads to lower levels of spending; people will be more reluctant to undertake risky investments and borrowing.

In the second quarter of 2013 (April to June), West Lothian saw a year-on-year decrease of -7.6%, bringing in the area to £151,129 whilst in Midlothian a -3.0% annual fall means that the average selling price of a property in the area now stands at £171,893. The average house price in Edinburgh over the same period was £216,006 — down -4.6% annually. East Lothian, saw a sharper fall in the average price, with a -13.7% decline to reach £195,899.

According to Edinburgh Solicitors Property Centre (ESPC): "The number of homes across East Central Scotland in the second quarter has reached its highest level since 2008. Also, the number of homes coming onto the market has also risen. When it comes to negotiating on price, buyers are still enjoying some success but there has been a slight increase in the number of sales where the original Home Report Valuation is achieved — up from 31.5% last year to 34.4% this year."

You can find economic information about West Lothian at any time on West Lothian Council's business website at www.westlothian.com/Home/wl_economy/facts_figures/. The council have also produced a new publication entitled West Lothian Economic Profile. <http://www.westlothian.com/media/docs/commpr/kei/wleconprof2014>