

EOI-0001

Preferred in part

Heartlands Development Area Whitburn

Status

Current

ECOSSE REGENERATION LTD

07 July 2014

3000 additional residential units sought at Heartlands in Whitburn..

No **Prime Quality Agric Land**

Conclusions:

Mixed

Class Description

The site is currently largely allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian as part of site is covered by allocation HWb4. The site also contributes to employment land supply as part of the site is allocated as site EWb4.

Both sites have the benefit of planning permission and construction has commenced.

It is envisaged that an intensification of development on allocated site HWb4 will be for the longer term and beyond the LDP plan period.

In terms of waste water the site is served by the WHITBURN AVSE PFI waste water treatment facility where there is limited capacity. Sewer extensions will be required.

In terms of water supply the site is served by the PATESHILL waste water treatment works (WWTW) where there is limited capacity. Water main extensions will be required.

DISMISSED (IN PART) FOR BUSINESS USE

Development on that part of the site north of the M8 is considered premature in the short to medium term.

DISMISSED (IN PART) FOR MIXED USE

The site lies west of the existing HWb4 allocation and would be remote from existing services. It would also represent a significant intrusion into the countryside beyond the scope of the existing settlement boundary of Whitburn that incorporates site HWb4. There is also significant land available within allocation HWb4 to accommodate additional housing units in the longer term.

PREFERRED FOR NEW GOLF COURSE & OPEN SPACE

The site is considered well suited in terms of topography and landscape setting for a benign use of this nature.

Polkemmet Primary/Whitburn Academy, St Josephs (Whitburn)/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

11-Jul-13	The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by European Commission Regulations and Directive 2002/30 relating to aircraft noise.
-----------	--

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Residential allocation 0001 (Heartlands, Whitburn) could encroach on the consultation zone associated with a MAHP operated by National Grid Gas Plc.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
Existing facility: Whitburn Health Centre.

The existing health centre in whitburn is constrained and land locked and does not lend itself to being expanded. Whitburn has been identified by the Community Health Care Partnership to be developed as a Partnership Centre at Polkemmet. It is unclear if the existing facility would remain if that were to happen.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of waste water the site is served by the WHITBURN AVSE PFI waste water treatment facility where there is limited capacity. Sewer extensions will be required.

In terms of water supply the site is served by the PATESHILL waste water treatment works (WWTW) where there is limited capacity. Water main extensions will be required.

SEPA - Flooding

14-Mar-12 Part of this site is at a medium to high risk from flooding from the Cultig Burn through the site and there are also smaller watercourses through the site that are culverted and further development on this site would require the submission of a Flood Risk Assessment.

SEPA - Water Environment

14-Mar-12 The site includes the Cultrig Burn a tributary of the River Almond and there is a waterbody within the site, both would require buffer strips. Development on the site could lead to restoration opportunities for the watercourse and water body.

SNH

- 14-Feb-12 Site has established approach to incorporating water voles and supporting habitats in development. A biodiversity assessment is required for this site, given its rural location and there are protected species in the locality.
-

Transport Scotland

- 19-Sep-11 There are numerous sites that could have the potential to impact upon the M8 Junctions 3 and 4. A cumulative appraisal of any potential impact at these junctions should be undertaken. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified. Development of the site could potentially on Junction 4 of the M8.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

- 30-Jan-12 Former Polkemmet Colliery Site. Known contamination issues. Rehabilitation is ongoing.
-

WLC Economic Property Development

- 30-Jul-13 A limited broadening of the permitted uses in the business park perhaps to include car showrooms or similar may be advantageous.
-

WLC Education

- 05-Jul-12 Section 75 Agreement needs re-visiting; 2000 units already allocated; new school required; 200/300 long term safeguards.
Update at 2013 - Education capacity constraints would require to be overcome for any additional long term allocation of units.
-

WLC Environmental Health

- 19-Jun-12 No issues.
-

WLC Flood Risk Assessment

- 15-Feb-12 Flood risk issues and land/water quality issues, river diversion issues but these have been or are being addressed.
-

WLC NETS and Land Services

- 12-Jul-12 Development can be supported provided open spaces are provided and designed in accordance with the Open Space Strategy e.g. accessibility & quality standards.
-

WLC Transportation

- 27-Nov-13 Access to accord with extant planning permission. See Transportation Background Paper to the Main issues Report (MIR) for details.
-

WLC Waste Management

- 12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.
-

WOSAS

27-Feb-12

This site encompasses a large area of ground to the west of Whitburn and north of Fauldhouse. Six sites have been recorded from within this area in the Sites and Monument Record (SMR), of which three relate to former mining activity (Greenrigg, Polkemmet and Drumback Collieries). Both current OS maps and aerial photographs show evidence of substantial disturbance relating with more recent opencast activity. Very low potential for material associated with earlier occupation to survive in areas that have been subject to this type of extraction. However, area EOI-0001 also includes substantial areas of ground that do not appear to have been subject to large-scale disturbance associated with opencast mining, and these areas of apparent greenfield would therefore retain the potential to produce buried sub-surface deposits. Should this area be proposed for development, a programme of archaeological evaluation trenching in advance of development would be required in order to assess the potential for buried archaeological material to be present. Other sites recorded from within this block of ground include the former site of a farmstead named Turnhigh or Burnside, an area of rig and furrow cultivation, and the site of a coin hoard found when ploughing in 1921 on the lands of Cowhill farm. Comparison with the 1st edition Ordnance Survey map of the mid 19th century also suggests that material associated with a number of former farmsteads may survive within the area, including Cowhill, Righouse, Brownhill, Heads, Cultrig Bent and East Cult.

ELDERHEYS LTD

08 July 2014

Nursing Home/Care Home/Retirement Flats/Pharmacy/Health Centre/Local neighbourhood centre/retail uses

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan.

The site is north of Livingston Village which has a number of different uses, including retail and commercial. The site previously contained offices and other commercial uses and represents an infill redevelopment opportunity for mixture of uses that could include residential use, subject to education capacity, or as a neighbourhood centre for the local area.

On 2 June 2014 the council's Development Management committee granted planning permission in principle, subject to conditions and a legal agreement to secure developer contributions/land transfer, for 29 units on this site, under application reference 0255/P/13.

Livingston Village Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.
In terms of waste water the site is served by the EAST CALDER AVSE PFI waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 There is no significant flood risk to or from this site if it were developed and there would be no requirements for a Flood Risk Assessment.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the River Almond (Breich Water confluence to Maitland Bridge) and there is no waterbody within or near the site and consequently no buffer strips or restoration opportunities exist.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Phase 1 study is likely to be required in the first instance. Asbestos survey would be required prior to demolition of buildings. Car Parking presents a potential source of localised hydrocarbon contamination.

WLC Economic Property Development

30-Jul-13 Support the proposal in principle provided non-residential uses give enough value to allow re-development.

WLC Education

09-Jul-12 Education support but catchment change or school extension required.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No apparent issues.

WLC NETS and Land Services

12-Jul-12 Development of the site can be supported provided planning gain monies are available for improving the quality of local open spaces and play areas in keeping with the council's Open Space Strategy and Residential Development Guide.

WLC Transportation

27-Nov-13 Access via existing onto Kirkton North Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundary of this parcel of land, though it is located immediately to the north of the area of increased archaeological sensitivity associated with the historic core of Livingston. This has been defined on the basis of the area of the town that was shown as being developed on early maps, and in particular on the Roy map of the mid 18th century. On the 1st edition map of the mid 19th century, Livingston still comprised a small village of a single street, with a church at its western end, and the proposed development area was shown as undeveloped ground. This was also the case on the 2nd and 3rd editions, though on modern maps much of the site is occupied by the buildings and associated infrastructure (car parks etc) of the Kirkton Business Centre. These are likely to have had a detrimental impact on any material relating to earlier activity that may have been present, and would suggest that the archaeological potential of this site is likely to be fairly low.

J SWAN

25 November 2013

Residential use

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

The sites lie within an area designated as countryside belt. The sites are remote from existing amenities and do not contribute to sustainable patterns of development.

There is no education capacity to support development of the sites.

There are infrastructure issues associated with this site.

East Calder Primary/West Calder High, St Pauls/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the core development area (CDA) at Calderwood is to provide for a new neighbourhood centre where health facilities could be accommodated subject to further discussion.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity although water main extensions may be required.

In terms of waster water treatment the site is served by the EAST CALDER AVSE PFI waste water treatment works (WWTW) where there is insufficient capacity. There is a 450mm foul sewer crossing the east edge of the north site. Sewer extensions may be required.

SEPA - Flooding

- 14-Mar-12 SEPA require both a Flood Risk Assessment and Drainage Impact Assessment to be submitted before development takes place on this site as they consider there to be a flood risk from the Linhouse Water and the small watercourse which appears to flow culverted beneath the site. SEPA also recommend investigation into any potential culverts on-site and highlight Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' (PAN 69) which states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active". There have been surface water issues recorded in 2004 downstream of site and development of this site would increase flood risk potential out with the site.
-

SEPA - Water Environment

- 14-Mar-12 The nearest waterbody to the site is the Linhouse Water, which forms part of the western boundary to the site. Sepa wpuld require a 6-12m buffer strip from the watercourse if development on this site is to be supported but there are no restoration opportunities present.
-

SNH

- 14-Feb-12 Site boundary appears contiguous with SSSI boundary. Opportunity for well considered link to existing paths within SSSI.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

30-Jan-12 Phase 1 study is likely to be required in the first instance. Site is situated adjacent to shale mining land and was traversed by a mineral railway line.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No significant issues.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access from Oakbank Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The two blocks of ground that make up this prospective development area are located to the west of the Langton and Calderhall areas of East Calder. Although no sites have been recorded from within these blocks, comparison with available pre-WWII OS maps indicates the presence of a number of features associated with their former use. In the northern block, the 1st edition map depicts a walled garden and summer house associated with the former house at Calder Hall, while the former line of a mineral railway was also shown running across the site from SW-NE. Although no features were shown within the southern block, the proposed development boundary skirts the farmstead at Houghill, which was shown on the 1st edition, and the former site of a school, shown on the 2nd edition though now removed. Although there is evidence for mineral extraction in adjacent areas, the two blocks that make up this land parcel appear to be relatively undisturbed greenfield, meaning that they would retain some potential to produce buried deposits associated with earlier settlement.

DAVID SIBBALD

18 July 2014

Residential / community uses / changing room facility associated with playing fields and open space (site area 2.13ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development would constitute an intrusive physical expansion of Bathgate beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

The site lies within the Bathgate countryside belt. Development would result in visual intrusion.

There are education capacity constraints in the area which prevent development of this site.

Windyknowe Primary/Armadale Academy, St Marys (Bathgate)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Bathgate Primary Care Centre
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.
- In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity. A culvert crosses the site.
-

SEPA - Flooding

- 14-Mar-12 SEPA state that development of this site would increase flood risk out with the site and they would require the submission of a Flood Risk Assessment before development can proceed to assesses the flood risk from the culverted watercourse which flows through the site. Consideration should be given to Planning Advice Note 69 Planning and Building Standards Advice on Flooding (PAN 69) which states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active".
-

SEPA - Water Environment

- 14-Mar-12 The nearest waterbody to this site is an unnamed tributary of the Bog Burn on part of the boundary of the site. There is also a small ditch at the south eastern boundary that would be required to be kept open. There are no restoration opportunities.
-

SNH

- 14-Feb-12 No records. Link to wider area through woodland to the south? Suggest planting on the southern boundary to strengthen woodland edge and extend habitat network.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support (no capacity at Windyknowe and other competing brownfield sites in Whitburn). Update at 23 May 2013 - education constraint at secondary school level.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Site could be subject to flood risk. A Flood Risk Assessment is required.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Site could be accessed via the A89 but visibility issues given the 40mph limit on this stretch of road. See Transportation Background Paper to the Main Issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this area. The area is depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

STUART RUSSELL

09 July 2014

Residential use (self build plots) Site area circa 10ha

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

3.1

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

This Bathgate Hills AGLV straddles the southern boundary of the site and new built development at this location would be inappropriate and intrusive and have an adverse impact on the setting of the AGLV.

The site is potentially ecologically sensitive as protected species have identified in the vicinity of the site.

SEPA has advised that development could increase flood potential away from this site. It is noted that there is a significant rise in levels up, away from the Logie Water that traverses the southern boundary of the site.

There is no education support for the development of this site.

Westfield Primary/Linlithgow Academy, St Anthonys/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Armadale Group Practice

Westfield residents are predominantly registered with Armadale.

There is significant pressure on the GP practice in Armadale as a consequence of significant population growth due to recent development and the existing GP building has limited capacity to enable a reconfiguration of current facilities. The community services are housed in Armadale Clinic next door to the current practice and the facilities here are no longer fit for purpose. There needs to be a clear understanding of future projected growth in order to identify the best solution for the GP Practice and community services. New development in Armadale might give rise to a need for new or additional facilities to cope with CDA development. This could link to requirements at Blackridge. Discussions with CDA developer EWP are ongoing regarding the siting of a new facility at Armadale Station.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. A water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the WESTFIELD waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

- 14-Mar-12 Development will increase flood potential away from this site. Supporting information for this allocation shows that there is a significant rise in levels up, away from the small watercourse, the Logie Water, that traverses the southern boundary of the site. This information shows that it is only proposed to develop the area to the north of the site. If this is correct (and allocation is revised) then the requirement for a Flood Risk Assessment would not be required.
-

SEPA - Water Environment

- 14-Mar-12 The Logie Water watercourse traverses the southern boundary of the site. There would be no requirement for a buffer strip and there are no restoration opportunities.
-

SNH

- 14-Feb-12 Protected species recorded within the vicinity of the site. Opportunity to retain/enhance boundary habitats - characteristic of land use pattern of area. A biodiversity assessment is required for this site.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support. Westfield Primary School is however capable of being extended.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No significant issues, maybe requirements for a Flood Risk Assessment depending on what part of the site is to be developed.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access onto B8028 required and upgrade of existing private road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the fields in the area to the south of Logie House, though worth noting that the eastern and southern boundaries of the plot are formed by the former route of a dismantled railway line. This line did not appear on the 1st edition map, and although there is some indication that it was under construction at the time of the 2nd edition survey, it is only fully represented on the 3rd edition, suggesting a date of construction in the early 20th century. The area is depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation. The area is less than 400m SW of the scheduled refuge stone, located on the opposite bank of the Logie Water.

JOHN REID

22 July 2014

Residential use circa 8 units (site area 0.64 Ha)

Yes **Prime Quality Agric Land****Conclusions:****Brownfield****Class Description**

3.1

The site lies within an AGLV and is visually sensitive, serving as an attractive backdrop to the area. The site would also be within a candidate Special Landscape Area as identified in the Local Landscape Designation Review. Development would be visually intrusive.

There is insufficient infrastructure available to support development of this site.

Balbardie Primary/Bathgate Academy, St Marys (Bathgate)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Bathgate Primary Care Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 There are two small watercourses located near the development at the southern end of the site. Should the allocation be larger than indicated in the Location Plan as provided in the supporting documentation SEPA may require an assessment of flood risk from the small watercourses.

SEPA - Water Environment

14-Mar-12 The nearest Waterbody is Crinkle Burn near the southern boundary of the site and SEPA have also commented that there is inadequate dilution for sewage in adjacent burn. However, a recent new private foul sewer runs past the farm and could possibly be used to connect to the public sewer.

SNH

14-Feb-12 No comments.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Presence of contamination depends on the nature of agricultural use. Phase 1 study likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support (no capacity at Balbardie).
Update at 23 May 2013 - constraint at secondary school level.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No apparent issues.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Use existing access point. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The polygon defined for this proposal appears to relate to a single structure within the farm complex of Ballencrieff Mains. It is unclear whether this represents a proposal to redevelop an existing structure or for its demolition and replacement. The building at the centre of the circular proposal area appears to sit on the footprint of a structure shown on the 1st edition, suggesting that there may be a need for archaeological work in relation to any development proposal.

SIBBALD LTD

25 November 2013

Class 4 Office use (Site area 0.95Ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland.

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site could contribute towards this and is considered an appropriate location for employment uses.

Armadale Primary/Armadale Academy, St Anthonys/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Class 4 office use allocation 0007 (Sibbald Training Centre, Blackridge) could encroach on the consultation zone associated with MAHPs operated by Shell UK Oil Products Ltd / Essar and National Grid Gas Plc.

NHS - Lothian

03-May-12 Existing facility: Blackridge Health Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

The existing Blackridge health centre was refurbished 3-4 years ago but would benefit from further upgrading works. It does, however, have sufficient accommodation for current population needs.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the BLACKRIDGE waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 No significant issues identified in terms of flood risk.

SEPA - Water Environment

14-Mar-12 No significant issues identified, on obvious restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Adjacent to former South Broadrigg Colliery and Bing. Site investigation likely to be required.

WLC Economic Property Development

21-Jun-12 Support proposed use in principle, provided overall use of Sibbald operations is not compromised.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No insurmountable issues, provided setback is provided.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain exists. Landscaping should be sensitive and appropriate for the location.

WLC Transportation

27-Nov-13 Existing access onto A89. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this small block of ground, located to the south of Standhill Farm, though it is located to the south and west of two extensive blocks of relic rig and furrow cultivation. On the 1st edition, the site was shown as largely undeveloped, though it was crossed by the line of the track running to Standhill. By the 2nd edition, however, the eastern boundary of the site had been subsumed by a group of railway sidings associated with the former South Broadrigg Colliery, located immediately to the south of the plot. While maps would indicate that the majority of this site remained undisturbed Greenfield, aerial photographs appear to suggest that much of it may have been affected by activity associated with the former colliery and rail yard.

SIBBALD LIMITED

25 November 2013

A mixture of potential uses to include, for example, Class 1 (retail), Class 4 (office), Class 5 (general industry), Class 6 (Storage and/or distribution), Class 8 (Residential for Training Centre purposes), Class 11, site (Indoor Leisure) ((site area 2.88ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland.

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site could contribute towards this and is considered an appropriate location for employment uses.

Class 1 and class 11 not supported.

Blackridge Primary/Armadale Academy, St Anthony's/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Mixed use allocation 0008 (Sibbald Training Centre, Blackridge) could encroach on the consultation zone(s) associated with the North Western Ethylene Pipeline MAHP operated by Shell UK Oil Products Ltd / Essar (HSE Ref: 7129) and / or a MAHP operated by National Grid Gas Plc.

NHS - Lothian

03-May-12 Existing facility: Blackridge Health Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

The existing Blackridge health centre was refurbished 3-4 years ago but would benefit from further upgrading works. It does, however, have sufficient accommodation for current population needs.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12

In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required.

In terms of waste water treatment the site is served by the BLACKRIDGE waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 This site would not be at or create any significant flood risk or drainage issues if this site were to be developed.

SEPA - Water Environment

14-Mar-12 The nearest waterbody to the site is Logie Water / Waterbody within or near boundary but no buffer strip is required and there are no obvious restoration opportunities : The site does however comprise a former spoil heap and any reprofiling of the site may release pollutants. Sewage from existing training centre is to a soakaway. This new development should be pumped to the nearby Sewage Treatment Works and pick up the existing training centre also.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Former South Broadrigg Colliery Bing. Site investigation is likely to be required.

WLC Economic Property Development

21-Jun-12 Breadth of use seems inappropriate. Limit proposed uses as part of existing operations at the training centre.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No insurmountable issues, provided setback is provided.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain. Landscaping should be sensitive and appropriate for location

WLC Transportation

27-Nov-13 Existing access onto A89. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 This plot of land is located immediately to the south of the former South Broadrigg Colliery. No sites have been recorded from within its boundary, and it was shown as largely undeveloped on the 1st edition. On the 2nd edition, one of the former colliery buildings appears to have extended into the area; this structure is likely to have been constructed in the later half of the 19th century. By the 3rd edition of c. 1913, this building had been removed, though the South Broadrigg Brick Works was depicted immediately adjacent to the SW corner of the site; indeed, what appears to be a dump of waste material associated with the works was shown inside the proposal area, as was the line of the track running to the works. Current aerial photographs suggest that the area may have been more substantially affected by former industrial activity, though further work would be needed to identify the extent of any such disturbance, and the potential for buried deposits to have survived this process.

EOI-0009

Not Preferred

Site west of Seafield

Status

Current

FRANK KENNEDY

27 March 2014

Residential circa 300 units (site area 12.5Ha)

No **Prime Quality Agric Land**

Conclusions:

Brownfield

Class Description

Meadowpark
EOI-0009

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements.

The site is currently part of the West Lothian Countryside Belt, designed to prevent the coalescence of Seafield with Blackburn. New build development at this location would constitute an intrusive physical expansion of the existing settlement.

Development of the site has the potential to be problematic in terms of ground conditions given the presence of 3 mine shafts associated with Seafield Shale Mine, an old quarry and a refuse heap on site.

Development will increase flood risk both to the site and out with the site. A Flood Risk assessment would be required as there is a small watercourse flowing through middle of the development site as well as a smaller watercourse locate along northern boundary. A Drainage Assessment would also be required.

In terms of waste water treatment the site is served by the AVSE PFI Blackburn waste water treatment works where there is insufficient capacity.

The existing primary school would require to be rebuilt and there are secondary school education capacity constraints within the area which prevent development of this site. Consequently there is no Education support.

The site is environmentally sensitive, providing habitat for great crested newts, a protected species and is potentially part of a wider Pumpherstons metapopulation.

Seafield Primary/Deans Community High, Our Lady of Lourdes/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
- Any development is likely to be restricted to 90m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
- Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

03-May-12 Existing facility: Ashgrove Group Practice, Blackburn

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into Blackburn Health Centre and discussions are ongoing in terms of building in some additional capacity to accommodate this demand.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. A water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the AVSE PFI BLACKBURN waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 If developed this site will increase flood risk potential to and from the site and SEPA would require submission of a Flood Risk Assessment prior to any development commencing on site as there is a small watercourse flowing through middle of the development site as well as a smaller watercourse locate along northern boundary. A Drainage Assessment would also be required.

SEPA - Water Environment

14-Mar-12 The nearest waterbody is the River Almond (Source to Foulshiels Burn) and there are undesignated watercourses on site A Buffer strip of a minimum of 6m would be required from any development to the watercourse and there are also no restoration opportunities.

SNH

14-Feb-12 Great crested newt record on site, part of metapopulation located in ponds on Easter Inch Moss & Seafield Law LNR. Opportunities for links between LNR and Seafield. Retain/enhance boundary habitats to compliment management proposed at LNR.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Seafield Shale Mine No. 3, air shafts, old quarry, refuse heap on site. Site investigation is likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support. Financial issues as current school would need rebuilt next to playing field. Update at 23 May 2013 - capacity issues at secondary school level.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Watercourse near northern boundary running east-west through site. Water levels rising also at Easter Inch Moss to north of site. Set back required from both. FRA and DIA required.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access required onto A705. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this area. The area was shown as being substantially undeveloped on the 1st edition OS map, though an old quarry was depicted in the vicinity of NGR 300172, 666107. This feature was also shown on the 2nd and 3rd edition maps, though it was again annotated as an old quarry, suggesting that it had fallen out of use prior to the mid 19th century. By the 2nd edition of around 1890, a mineral railway was shown running along the northern boundary of the site, a roofed building was shown at NGR300254, 666283, while an unroofed structure annotated as an old school was shown at NGR 300187,666307. This unroofed school had been removed by the time of the 3rd edition, but there was more evidence for mining in the southern section of the site, with mineral railways, a pit-head building and air shafts depicted in the area to the NW of Meadowpark. While these extractive industries are likely to have had some effect on the potential for buried deposits to survive, the majority of the area appears as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

GRAEME TOWNSLEY

25 November 2013

Residential, circa 25 units (site area 1.7ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site contributes towards the council's emerging Regeneration Strategy which seeks to address a number of key outcomes of reducing inequality, improving health and well-being, increasing employment opportunities, improving education and skills and carrying out environmental improvements. This is particularly applicable to communities located in the west of West Lothian by providing a different housing mix through allocating sites for private sector investment and assist in achieving more balanced communities.

Bridgend Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Bridgend feeds into the Linlithgow catchments where the existing facility is Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. There is a 4" main crossing the north of the site.

In terms of waste water treatment the site is served by the BRIDGEND waste water treatment works (WWTW) where there is sufficient capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment to be submitted to accompany any planning application which assesses the flood risk from the small watercourse which flows along the southern and western boundary of the site as development of the site would increase flood risk both to and from the site.
-

SEPA - Water Environment

- 14-Mar-12 A small watercourse flows along the southern and western boundary of the site. If the burn were to be straightened, there would be the opportunity for enhancement. A 6m buffer would also be required from any development to the watercourse.
-

SNH

- 14-Feb-12 No records. Potential for good access network in this area to link development into existing informal path network. Suggest structure planting on boundaries could match land use pattern and strengthen habitat network. Could support higher density with good design.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

30-Jan-12 Site of former Linlithgow Oil Works. Likely to be significant land contamination issues. Site investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Riccarton Burn nearby be aware but no apparent issues. Riccarton Burn is the flood route for Beecraigs Reservoir. However it is noted that SEPA require a FRA to be submitted so would be happy to support this.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain. Landscaping should be sensitive and appropriate for the location.

WLC Transportation

12-Apr-13 Improved access to Willowdean if the preferred access option. Access proposed in submission is not acceptable due to the proximity of the existing junction. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of Community Recycling Centre sites we might operate at that time.

WOSAS

27-Feb-12 The northern section of this site extends into an Archaeological Consultation Trigger (ACT) area, in this instance associated with the former Bridgend Shale-Oil Works. While this was defined predominantly on the basis of former bings and working debris identifiable on aerial photographs, it is apparent from historical maps that the whole of the area proposed for development was formerly part of the former works complex. The 2nd edition OS map showed the presence of a number of buildings and tramlines associated with the works across the plot, and it is possible that elements of these structures may still survive below ground level.

LORD ROSEBERY

09 July 2014

Residential, circa 40 units (site area 1.7ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield within the settlement envelope. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland.

Bridgend Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Bridgend feeds into the Linlithgow catchments where the existing facility is Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the BRIDGEND waste water treatment works (WWTW) where there is sufficient capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA do not requires any Flood Risk Assessment or Drainage Assessment for this site as its development would neither increase flood risk on the site are off the site.
-

SEPA - Water Environment

- 14-Mar-12 There is no waterbody either within or adjacent to the site, therefore there are no buffer zone requirements or restoration opportunities.
-

SNH

- 14-Feb-12 No records. Opportunity to for development to link with proposals at EOI-0010? Could retain valuable features and create high quality site.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Site of former Linlithgow Oil Works. Likely to be significant land contamination issues. Site investigation will be required.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support. Existing WLLP allocation HBd2 could help sustain the school roll in longer term.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Riccarton Burn nearby be aware but no apparent issues. Riccarton Burn is the flood route for Beecraigs Reservoir.

WLC NETS and Land Services

12-Jul-12 Development presents an opportunity for planning gain monies to enhance and enrich the quality of local open spaces in Bridgend

WLC Transportation

27-Nov-13 Access as per planning approval from Willowdean. Footpath link required to primary school See also Transport Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of Community Recycling Centre sites we might operate at that time.

WOSAS

27-Feb-12 This plot is located immediately to the east of EOI-0011 and would raise similar issues, in that the 2nd edition map indicates the presence of structures associated with the former Bridgend Shale-Oil Works.

LORD ROSEBERY

08 July 2014

Residential, circa 150 units (site area 7.3ha)

No **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site is considered appropriate for employment uses and will contribute towards the employment land supply. This site was originally promoted for housing and not employment land, however, given the surrounding nearby employment uses and the remoteness of this site for residential use from services, this site would represent a more appropriate mainstream employment use allocation.

The Strategic Development Plan (SDP) for Edinburgh and South East Scotland supports development within the core development areas. The site is within close proximity to an identified core development area.

Seafield Primary/Deans Community High, Our Lady of Lourdes/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Residential allocation 0012 (north of A705, Cousland Farm, Livingston) encroaches on the consultation zone associated with the ICI Wilton / Grangemouth Ethylene Pipeline MAHP operated by Ineos / Sabic (HSE Ref: 6904).

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

* Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group

* Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice

* Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre

* Dedridge - Existing facility : Dedridge Health Centre

* Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre

* Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the LIVINGSTON waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 SEPA do not require any Flood Risk Assessment or Drainage Assessment be submitted for this site.

SEPA - Water Environment

14-Mar-12 The nearest waterbody to to the site is Lochshot Burn. There are no restoration or other opportunities or buffer strip required on this site.

SNH

14-Feb-12 No records. Potential for good links to existing informal access provision to north. Would recommend that existing path/track through the site forms the basis of multi-use green infrastructure.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 800 units from CDA component. Employment use preferred.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Oct-13 Watercourse to southern end of site, to be considered. There could be some minor pluvial flooding issues to the north east of the site as indicated in the SEPA 2013 Flood Risk Maps.

WLC NETS and Land Services

12-Jul-12 N&L Services can support this development provided the open spaces are designed in accordance with the Open Space Strategy. e.g. Accessibility & quality standards. Consultation would be required throughout the planning process. Specialist tree officers should be consulted regarding woodland. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

12-Apr-13 New access required onto A705. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this plot of ground, though its boundary does skirt around West Long Livingston farmstead. This farmstead was depicted on the 1st edition OS map, on which it comprised one unroofed building, four roofed buildings, one of which is a long building and two enclosures. The unroofed building identified on the 1st edition lay within the area now proposed for development, as did the two enclosures. The unroofed building had been removed prior to the 2nd edition of the later 19th century. Other than this, the area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

LORD ROSEBERY

31 March 2014

Mixed use employment (site area 15.3ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance.

The site is within an identified core development area. The Strategic Development Plan supports development within core development areas. It is intended to continue to promote this site for mainstream employment uses supporting class 4 business, class 5 general industrial or class 6 storage and distribution uses, subject to appropriate details.

Seafield Primary/Deans Community High, Our Lady of Lourdes/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 CDA employment allocation 0013 (south of A705, Cousland Farm, Livingston) encroaches on the consultation zone associated with the ICI Wilton / Grangemouth Ethylene Pipeline MAHP operated by Ineos / Sabic (HSE Ref: 6904).

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

* Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group

* Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice

* Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre

* Dedridge - Existing facility : Dedridge Health Centre

* Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre

* Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the LIVINGSTON waste water treatment works (WWTW) where there is insufficient capacity or the AVSE PFI BLACKBURN waste water treatment works where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment to be submitted for any proposal to develop this site which assesses the flood risk from the small watercourse to the south east of the site.

SEPA - Water Environment

14-Mar-12 The nearest waterbody to this site is the Lochshot Burn There would be buffer strip required from the watercourse to the south west of the site and there are no restoration opportunities.

SNH

14-Feb-12 No records. Potential to create links between this site and EOI-0012.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 Supported as part of existing Core Development Area allocation.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Watercourse to southern end of site, to be considered and Flood Risk Assessment required also as per SEPA requirements.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 New access required from A705. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is located immediately to the south of West Long Livingston farmstead. In the main, the site is undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation, though a sheepfold was depicted on the 2nd edition OS map directly adjacent to the shelter-belt that formed the western boundary of the field.

GARDINER ESTATES

15 November 2013

Continued employment use on WLLP site ELi8 (but remove single user restriction to Sun Microsystems) Site area 9.6ha

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

The site is allocated for development in the West Lothian Local Plan and contributes towards the established employment land supply for West Lothian.

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site contributes towards this. See also employment allocation ELI8 in the West Lothian Local Plan.

The site is considered appropriate for mainstream employment uses to allow for a broader range of employment uses.

Low Port Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 90m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required.

In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

- 14-Mar-12 SEPA state that there is a pond and a spring shown on the OS Map which may require consideration, however they do not require either a Flood Risk Assessment or Drainage Assessment be submitted for any proposed development on this site.
-

SEPA - Water Environment

- 14-Mar-12 The nearest waterbody of significance is Linlithgow Loch There is no requirement for a buffer strip and there is no restoration opportunities. Surface water discharges to Linlithgow Loch and SEPA require that a high level of SUDS are needed to drain water run off from the site. There is a pond and a spring shown on the OS Map in the south west corner of the site which may require consideration also.
-

SNH

- 14-Feb-12 No records. Spring recorded on map, with potential connectivity with Linlithgow Loch SSSI, SEPA views would require to be taken into consideration.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 South-west corner of the site formerly occupied by the Springfield Chemical Works. Site investigation will be required.

WLC Economic Property Development

21-Jun-12 Support in principle but may be access issues.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Oct-13 Site drains to Linlithgow Loch. Flood Risk Assessment required, major issues of run-off from Linlithgow Loch surface water run off susceptibility in terms of pollution of Loch, waste water issues also to Linlithgow Bridge sewerage works, could also increase spillage risk from employment uses.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via existing access from Blackness Road to the Oracle plant. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 This triangle of land is located on the Burgh Muir of Linlithgow, an area that has a number of significant historical associations. Of perhaps the greatest interest is the record that suggests that the army of Edward I camped on the Burgh Muir on the evening before the Battle of Falkirk in 1298, but there is also a record suggesting the former presence of a gallows in the area, and a site where it is reputed that witches were burnt in the early 17th century. It is also recorded that a hoard of Roman coins were found on the Burgh Muir during ploughing in the 18th century, while metal-detecting in adjacent fields last year recovered an axe-head of Bronze Age date. This would suggest that there is a high potential for buried archaeological material to survive within this area. See comments in relation to planning reference 0095/P/12. Also to note is the former presence of the Springfield Chemical Works at the SW corner of the proposed development plot; this was depicted on the 1st and 2nd edition OS maps, though it had been removed prior to the 3rd edition.

GARDINER ESTATES

02 July 2014

Retail / residential / employment on existing WLLP allocation ELi2 (Number of housing units tbc) (site area 3.2ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

3.1

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance as the site provides a natural infill between the existing residential areas and presents a logical next phase of residential development.

Development of the site, for residential use, is supported through the development strategy of the approved Strategic Development Plan.

Appropriate flood risk mitigation and off site drainage to Linlithgow Loch would be required. Residential use can only be supported on this site compared to retail, given there is residential development to the west, south and east of the site.

Springfield Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

17-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 90m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required.

In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 There are formal flood defences present in Linlithgow but they are not relevant to allocation and SEPA also would not require any Flood Risk Assessment or Drainage Assessment to be carried out.

SEPA - Water Environment

14-Mar-12 The nearest waterbody of any significance is Linlithgow Loch. Surface water discharges to Linlithgow Loch however and a high level of SUDS treatment for surface water run off will be needed. SEPA do not require any buffer strip to this site and there are also no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Anecdotal evidence of agricultural animal burial on this site.

WLC Economic Property Development

30-Jul-13 Comment at 21/6/2012 - Existing employment site.
Updated comment at 30/7/2013 - support residential use given existing residential development to west, south and east.

WLC Education

09-Jul-12 Education support; no catchment change involved.

WLC Environmental Health

19-Jun-12 Possible conflict with nearby residential if commercial use - potential noise impact.

WLC Flood Risk Assessment

18-Oct-13 Linlithgow Loch catchment, same issues as big a barrier as other sites in West Lothian. Any attenuation or treatment on site of any flood run off would require significant on site investment. Sewage cannot be conveyed through Linlithgow Loch.

WLC NETS and Land Services

12-Jul-12 Re residential development, N&L Services can support this development provided the open spaces are provided & designed in accordance with the Open Space Strategy. E.g. Accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access from Edinburgh Road, site on existing bus route. Also see Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 This plot is located to the south of EOI-0014. Although now surrounded by modern development on three sides, it would have previously formed part of the Burgh Muir, and its development would raise similar issues to plot EOI-0014, and to the area of ground affected by planning application 0095/P/12. It is likely that it would therefore retain a reasonably high potential to produce buried archaeological deposits.

GARDINER ESTATES

26 March 2014

Residential (number of housing units tbc), (site area 3.1ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Priority is given to brownfield plan being developed in the Strategic Development Plan and this is a greenfield site.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development is likely to be highly visually intrusive given the elevated nature of this site and there has been a history of planning applications being refused on this site.

There is no education capacity available to support development of the site. There is also a combined sewer crossing the site that may preclude development. Appropriate flood risk mitigation and off site drainage to Linlithgow Loch would be required if the site were to be developed.

Springfield Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required.

In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required. There is a 450mm combined sewer crossing the north east corner of the site.

SEPA - Flooding

14-Mar-12 There is a formal flood prevention scheme present in Linlithgow but this is not relevant to this allocation. There would no requirement for either a Flood Risk Assessment or Drainage Assessment to accompany any proposal to develop this site.

SEPA - Water Environment

14-Mar-12 The nearest waterbody of any significance to the site is Linlithgow Loch. No buffer strip would be required if this site were to be developed and there are no restoration opportunities. Surface water does however discharge to Linlithgow Loch and a high level of SUDS treatment would be needed to treat any surface water run off from the site.

SNH

14-Feb-12 20m from Linlithgow Loch SSSI boundary at closest point. Discuss connectivity with SEPA. Opportunity to link into existing path network around Loch.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support; combined sewer crossing site; landscape impact.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No particular issues. Contributions to the Loch required. Development would drain to this. Flood risk is not an apparent issue.

WLC NETS and Land Services

12-Jul-12 Development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy. e.g. Accessibility & quality standards.

WLC Transportation

27-Nov-13 Access off Bonnytoun Terrace. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Although no sites have been recorded from within the boundaries of this site, it is located directly adjacent to the legally-protected scheduled area associated with Linlithgow Loch and Palace. If development were proposed in this area, therefore, it is possible that Historic Scotland may wish to comment on the effect of any scheme on the setting of this monument. The area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

EOI-0017

Forkneuk, North Uphall

Not Preferred

Status

Current

Residential, circa 1750-2000 units (site area 192ha)

No Prime Quality Agric Land

Conclusions:**Greenfield****Class Description****UPHALL**

Forkneuk East 1 Land at Strathbrock Estate
Forkneuk East 2 Land at Strathbrock Estate
Forkneuk West Land at Strathbrock Estate

EOI-0017

The bulk of this site is DISMISSED for the reasons stated below, with the exception of the eastern portion of EOI-0017. This has been identified as potentially acceptable for an element of development if allied to the accommodation of a new road corridor linking through to Ecclesmachan Road. This part of EOI-0017 is therefore regarded as a PREFERRED ALTERNATIVE site to EOI-0138a.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

Development of this site would constitute an intrusive physical expansion to the west and north of Uphall, well beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement of a significant scale and visual impact given the land slopes from south to north.

The scheduled monument Newbigging Craig is located within this site and development has the potential to disrupt the key views and topographical relationship with the landscape.

This site has major cumulative flood risk issues for wider catchment if developed. Part of this site would be at risk to flooding from watercourses, some of which are also culverted, and a Flood Risk Assessment and Drainage Assessment would be required.

In terms of waste water treatment the site is served by the NEWBRIDGE waste water treatment works (WWTW) where there is insufficient capacity.

This site has stability issues, acid minewater and flood risk. There is a history of mining activity (Forkneuk Shale Pit, Crossgreen Shale Mine, Carledubs Shale Mine with associated brickworks, Binny Quarry, Filter House, old quarries, mineral railway lines etc) and a detailed Site Investigation would require to be undertaken.

There would be a potential noise impact on the occupants of houses if commercial uses were sustained and as a consequence of the physical relationship to the M8.

There are education capacity constraints within the area which prevent development of this site and there is consequently no Education support.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 The scheduled monument Newbigging Craig, settlement 350m SSW of (SM6201) is located within this site. This monument is a settlement, comprised of at least three roundhouses and aerial photographs show also at least two linear features, possibly field boundaries associated with this settlement. The settlement probably dates to sometime in the 1st millennium bc or 1st millennium ad. The monument is located on rising ground with limited views north due to topography. It lies on a gently sloping south-facing hillside commanding extensive views to the S and SE. The site is located to take advantage of the southern facing slopes and this is a key aspect of the site. Views eastwards are limited and compromised by the presence of shale bings near Greendykes and a power line which crosses the field. Development of this site may potentially have significant adverse impacts on the scheduled monument itself, and upon its setting. Scheduled Monument Consent would be required for development directly affecting the monument, and it is unlikely that this would be granted. Adverse direct and indirect impacts could potentially be mitigated through modification of the site boundaries, and/or the use of site specific development brief. The future management of the archaeological site should also be taken into consideration.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
 Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Strathbrock Partnership Centre

 There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented

 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL or BALMORE water treatment works (WTW). Both have sufficient capacity. This would come down to levels which could be problematic here. Scottish Water would require gravity fed connections.

In terms of waste water treatment the site is served by the NEWBRIDGE waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 Med to High Flood Risk 1 in 200: Fluvial - small part / Watercourse Catchment less than 3km2: multiple watercourses through site /

A small part of this significant site would be at risk to flooding from watercourses. There are various small watercourse within the development site which are also culverted. Also the Brox Burn flows through the south western corner of the site which would also have to be assessed. The Binny Burn traverses the north of the site. Majority of the development site is developable however and both a Flood Risk Assessment and Drainage Assessment would be required to accompany any proposal to develop the site.

SEPA - Water Environment

14-Mar-12 The nearest significant waterbody to the site is the Brox Burn (by Wester Tratraven to Ryal Burn confluence), undesignated within site There would be a buffer strip required to the site of 6m, however there are no restoration opportunities.

SNH

14-Feb-12 Two badger records within site plus two badger records within 40m of site boundary near Dechmont. Multiple opportunities to create multi-use green infrastructure around existing small woodlands, hedges and paths.

Transport Scotland

19-Sep-11 There are numerous sites that could have the potential to impact upon the M8 Junctions 3 and 4. A cumulative appraisal of any potential impact at these junctions should be undertaken. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified. Development of the site could potentially on Junction 3 of the M8.

WLC Contaminated Land

30-Jan-12 Forkneuk Shale Pit, Crossgreen Shale Mine, Carledubs Shale Mine with associated brickworks, Binny Quarry, Filter House, old quarries, mineral railway lines present. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support; difficulty of new primary schools; too large a development and too significant landscape impact.

WLC Environmental Health

19-Jun-12 Possible conflict with nearby residential if remaining commercial use - potential noise impact. Potential noise impact where bordering M8.

WLC Flood Risk Assessment

18-Oct-13 Mining issues causing problems of water quality and flooding in Uphall generally. A study for the north end of Uphall is being considered. This site has stability issues, ground investigation, acid minewater and flood risk. This site has major cumulative flood risk issues for wider catchment if developed. FRA required, site should not be supported.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access required off the A899. Potential for new distributor road onto Ecclesmachan Road B8046 to relieve existing network. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site covers a large area to the west and north-west of Uphall. Three sites have been recorded in the SMR one of the of note, the settlement and field system at Carledubs, is legally protected as a scheduled monument. Both local and national policies relating to the treatment of archaeological material in the planning process stress that scheduled monuments should be preserved within an appropriate setting. The scheduled boundary of Carledubs may not cover the full extent of the settlement and field system, meaning that material associated with it may survive beyond the legally-defined area. Other sites recorded from within this plot are the former site of Carledubs farmstead itself, shown on the 1st edition map, and the former site of the Carledubs Shale Mine, depicted on the 2nd edition. There is further evidence for mineral extraction in the larger western block, in the form of the former site of the Crossgreen Shale Mine, depicted on the 2nd edition at NGR 305631, 672358. A dismantled railway was also shown, and its route still appears on current OS maps. Another shale mine was shown on the 3rd edition, just to the south of the BinnyBurn, at NGR 305002, 672552. However, the majority of area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

RAEMOIR PROPERTIES

25 November 2013

Residential, number of units TBC (site area 2.6ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site lies within an area designated as countryside belt. The site is remote from existing amenities and does not contribute to sustainable patterns of development.

There is no education capacity to support development of the site and there are other infrastructure issues associated with this site.

East Calder Primary/West Calder High, St Pauls/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 10m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the core development area (CDA) at Calderwood is to provide for a new neighbourhood centre where health facilities could be accommodated subject to further discussion.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA will require the submission of a Flood Risk Assessment to accompany any proposal to develop this site which assesses the flood risk from the small watercourse which flows along the eastern boundary. Site may be constrained in terms of its development potential due to flood risk.
-

SEPA - Water Environment

- 14-Mar-12 The nearest waterbody of any significance is the Linhouse Water some distance west of the site. A minimum 6m wide buffer would be required to the watercourse on the eastern boundary. There are no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Site of former Oakbank Miners Rows. Site investigation likely to be required.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No significant flood risk issues however a small watercourse lies to the east of the site. A Flood Risk Assessment may therefore be required. May be some run off from higher ground to south that would need to be addressed and intercepted also. Site may be constrained in its development potential due to flood risk.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access from Oakbank Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site falls within an Archaeological Consultation Trigger (ACT) area, in this instance associated with an area of former terraced miners' cottages. These were depicted on the 1st edition OS map in the area immediately to the west of the plot, fronting onto Oakbank Road, and were also shown on the 2nd edition map. The structures that lie within the site appear to be of later construction, as they do not appear on either the 1st or 2nd editions, meaning that they may raise less of an archaeological issue; however, more detailed assessment would be required once any planning application had been submitted in order to determine this.

RAEMOIR PROPERTIES

07 July 2014

Residential (number of units to be confirmed) (site area 2.45ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan. The site also lies within the settlement envelope.

A planning application has been submitted for residential development in principle and the council is minded to grant planning permission, subject to conclusion of a Section 75 legal agreement.

SEPA will require the submission of a Flood Risk Assessment to accompany any planning application as the site includes the Cultrig Burn within it to the south of the site and development of this site would increase the flood risk both within and outwith this site unless appropriate mitigation is provided.

In terms of waste water treatment the site is served by the AVSE PFI WHITBURN waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will also be required.

There is education support for the development of this site in the medium to longer term, provided that capacity can be provided for in local catchment schools.

Polkemmet Primary/Whitburn Academy, St Josephs (Whitburn)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
Existing facility: Whitburn Health Centre.

The existing health centre in Whitburn is constrained and land locked and does not lend itself to being expanded. Whitburn has been identified by the Community Health Care Partnership to be developed as a Partnership Centre at Polkemmet. It is unclear if the existing facility would remain if that were to happen.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is limited capacity. Water main extensions will be required.

In terms of waste water treatment the site is served by the AVSE PFI WHITBURN waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.

SEPA - Flooding

- 14-Mar-12 SEPA will require the submission of a Flood Risk Assessment to accompany any planning application as the site includes the Cultrig Burn within it to the south of the site and development of this site would increase the flood risk both within and outwith this site unless appropriate mitigation is provided.
-

SEPA - Water Environment

- 14-Mar-12 The nearest waterbody of any significance is the River Almond, however the undesignated Cultrig Burn travetrses the southern boundary of the site. A 6m wide buffer would be required to the Cultrig Burn but there are no restoration opportunities.
-

SNH

- 14-Feb-12 A biodiversity assessment is required for this site, given its proximity to the Cultrig Burn and riparian corridor and there are protected species in the locality.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Part of former coalfield site and contains buildings/hardstanding. Site Investigation will be required.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support, provided that there is capacity in local catchment schools, that may not be achievable until the medium to longer term.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Oct-13 Adjacent school ground quality impaired by water issues. This should not preclude development however. Longridge Road has a pinch point, and backing up of culvert could lead to potential problems. Development should set back to address backing up of Cultrig Burn. A Flood Risk Assessment is required for this site as the site may be subject to some small pluvial flood risk.

WLC NETS and Land Services

12-Jul-12 Development can be supported subject to provision of open spaces and these are designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Use existing access from Dixon Terrace. See Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this area, located to the north of the Cultrig Burn. The area was depicted as undeveloped on the 1st, 2nd and 3rd edition OS maps, but the area was until recently occupied by a large modern works building, construction of which must have post-dated the 3rd edition. This structure appears to have been removed, although the concrete slab may remain in place. Given the amount of previous disturbance, this area would appear to have a low potential to produce buried archaeological material.

KENSINGTON AND EDINBURGH ESTATE

02 July 2014

Retail on existing WLLP employment allocation EL12 Boghall East (site area 3.32ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

This site is allocated for employment (class 4 office uses) as site ELI2 in the adopted West Lothian Local Plan.

Whilst the site is within the settlement envelope of Linlithgow, its preferred use in the LDP would be residential, given there are residential properties east, west and south of the site. See also EOI submission EOI-0015 for residential use.

This site is not considered appropriate for retail use given the neighbouring residential properties east and west of the site and that in the sequential test the site is neither within or on the edge of the town centre in Linlithgow. Further, it is considered that Linlithgow is well served in terms of convenience shopping through existing shops and proposed new developments where planning permission has been granted.

Springfield Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 90m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required.

In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 SEPA have no significant issues regarding development of this site and require no Flood Risk Assessment or Drainage Assessment. There is a formal flood prevention scheme in Linlithgow but this site is a significant distance away from the site.

SEPA - Water Environment

14-Mar-12 Water from this site would drain into Linlithgow Loch. An appropriate SUDS treatment facility on the site would therefore be required. No buffer strip is needed and there are also no restoration opportunities.

SNH

14-Feb-12 No comments.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Same as EOI-0015. Anecdotal evidence of agricultural animal burial on the site.

WLC Economic Property Development

30-Jul-13 Support residential use given existing residential development to west, south and east.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 Possible conflict with nearby residential if commercial use - potential noise impact.

WLC Flood Risk Assessment

18-Oct-13 This site is within the catchment area for Linlithgow Loch. Any attenuation or treatment on site of any flood run off would require significant on site investment. Sewage cannot be conveyed through Linlithgow Loch.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access required onto the A803 Blackness Road; site on existing bus route. Also see Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 This plot is located to the south of EOI-0014. Although now surrounded by modern development on three sides, it would have previously formed part of the Burgh Muir, and its development would raise similar issues to plot EOI-0014, and to the area of ground affected by planning application 0095/P/12. It is likely that it would therefore retain a reasonably high potential to produce buried archaeological deposits.

EOI-0021

Not Preferred

North East Field, Uphall Station

Status

Current

FORKNEUK FARMING PARTNERSHIP

16 April 2014

Residential, number of units to be confirmed (site area 2.9Ha)

No **Prime Quality Agric Land**

Conclusions:

Greenfield

Class Description

UPHALL STATION

North East Field
EOI-0021

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement.

There are concerns that vehicular access to the site may be problematic. It appears that a satisfactory access can only be achieved in conjunction with the development site to the west.

The site is potentially environmentally sensitive. Surveys for neighbouring Drumshoreland (ref 0050/P/08) recorded high value foraging habitat for great crested newts, a protected species, on site and 2010 survey recorded ponds with great crested newts present and breeding.

The site is at risk of flooding and development could increase flood risk potential out with the site. SEPA has recommended the preparation of a Flood Risk Assessment.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

There is a potential noise issue for occupant for the occupants of any new houses as a consequence of the relationship of the site to the railway line and M8.

There are education capacity constraints within the area which prevent development of this site.

St Nicholas/St Margarets Academy, Pumpherston and Uphall Station Primary/Broxburn Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
- Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
- Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Strathbrock Partnership Centre
- There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment for this site and development will increase flood risk potential out with the site.

SEPA - Water Environment

14-Mar-12 There is no water body near the site but the site does contain some small ponds. Roman Camps cottages is noted as a pressure on the Caw Burn, featuring in the River Basin Management Plan profile and is candidate for being promoted for first time sewerage under Q&S IV. No buffer strip is required and there are no restoration opportunities.

SNH

14-Feb-12 Great crested newt record on south boundary of site. Site adjacent to Drumshoreland site which hosts significant population of great crested newts. Existing informal path network links to north and south of site could be integrated into development.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Railway land adjacent to east and north of the site; partially infilled reservoir to south of the site; former tank farm to north-west of the site. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support . Primary school constraints, access issues, possible newt habitat, possible site for next LDP?

WLC Environmental Health

19-Jun-12 Potential noise impact from M8.

WLC Flood Risk Assessment

18-Oct-13 Site is some risk of pluvial flooding from the north east corner, this could however be engineered out. A Flood Risk Assessment would therefore be required for this site.

WLC NETS and Land Services

12-Jul-12 Development can be supported subject to provision of open spaces and these are designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. Planning gain equivalent to play provision of 400m2. Landscaping should be sensitive and appropriate for location

WLC Transportation

27-Nov-13 No visible means of vehicular access. Access can only be achieved in conjunction with development site to the west. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. Comparison with the 1st edition indicates that it was undeveloped farmland in the mid 19th century. By the time of the 2nd edition survey, a rail line was shown forming the northern and eastern boundaries of the site, while a reservoir was depicted on the southern boundary. Both of these features were also apparent on the 3rd edition, and indeed appear on modern OS maps, though neither appears to be in use. The area that is actually proposed for development was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

EOI-0022

Not Preferred

Land at Station Road, Uphall

Status

Current

FORKNEUK FARMING PARTNERSHIP

07 July 2014

Employment use (classes 4, 5 & 6) (site area 9.4ha)

No **Prime Quality Agric Land**

Conclusions:

Greenfield

Class Description

UPHALL

Land at Station Road / Stankards South
EOI-0022

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

The site contributes to the semi-rural aspect of the settlement, reflected by the fact that it is designated as part of the Livingston Countryside Belt in the adopted WLLP and whose purpose is to help prevent the coalescence of Uphall, Uphall Station and Livingston. Its development would constitute an intrusive physical expansion of the town, well beyond the limit of existing development which is already provided for in the adopted WLLP.

Development would be physically constrained by a Scottish Gas feeder pipeline which passes through the middle of the site. It is also the case that the site is also wholly within the consultation zone.

SEPA will require the submission of a Flood Risk Assessment to accompany any planning application as development of this site could lead to increased flood risk to the site and out with the site. The vast majority of the site is shown to be at risk of flooding and the developable area will be constrained due to flood risk and could be as little as only half of the development site. The Beugh Burn watercourse is also culverted at the downstream end of the development site.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is insufficient capacity.

Uphall Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Strathbrock Partnership Centre
- There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA would require that any proposal to develop this site be accompanied by a Flood Risk Assessment as development of this site could lead to increased flood risk to the site and out with the site. The vast majority of the site is shown to be at risk of flooding and therefore developable area will be constrained due to flood risk and could be as little as only half of the development site. The Beugh Burn watercourse is culverted at the downstream end of the development site.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is the Brox Burn (by Wester Tratraven to Ryal Burn confluence). The Beugh Burn moves through this site at its southern end. No buffer strip is required and there are no restoration opportunities.

SNH

14-Feb-12 Beugh Burn on south boundary. Opportunity to link multi-use green infrastructure to path to railway station on east side of site.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues, however the former Uphall Oil Works and Shale Bings lie in proximity to the site.

WLC Economic Property Development

21-Jun-12 Good location but possible problems with gas main.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

15-Feb-12 A Flood Risk Assessment will be required to be submitted for this site. Significant issues on this site, culverted watercourse to the bing, significant flooding issues, brick arch structure on south side.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access required onto the B8046 Uphall Station Road. Access onto the A89 not preferred. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of the site. Although the 2nd and 3rd edition OS maps showed large bings of waste material associated with the former Uphall Oil Works in the fields to the south and east, there does not appear to have been any extraction or dumping within the plot itself, which was shown as open farmland on the 1st, 3rd edition OS maps. This would suggest that the field itself may retain some potential to produce buried deposits associated with earlier occupation.

SDA Ltd

03 April 2014

Residential (but with flexibility to have mixed use to merge with existing consents north of the site (site area 71ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

The site is remote from existing amenities and would not contribute towards sustainable patterns of development.

The site is currently part of the countryside belt, preventing the coalescence of Armadale with Bathgate to the east and Whitburn to the west. New build development at this location would constitute an intrusive physical expansion of Armadale further southwards, well beyond the limit of development which is already provided for in the Armadale CDA.

Other more acceptable sites are proposed to be brought forward to support development requirements.

There are infrastructure constraints impacting on the site and education capacity constraints within the area which prevent development of this site.

Development of the site would result in visual intrusion.

Whitdale Primary/Whitburn Academy, St Josephs (Whitburn)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls outwith the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Armadale Group Practice
All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
There is significant pressure on the GP practice in Armadale as a consequence of significant population growth due to recent development and the existing GP building has limited capacity to enable a reconfiguration of current facilities. The community services are housed in Armadale Clinic next door to the current practice and the facilities here are no longer fit for purpose. There needs to be a clear understanding of future projected growth in order to identify the best solution for the GP Practice and community services. New development in Armadale might give rise to a need for new or additional facilities to cope with CDA development. This could link to requirements at Blackridge. Discussions with CDA developer EWP are ongoing regarding the siting of a new facility at Armadale Station.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required. Two large diameter water mains cross the lower part of the site. They will need to be considered when planning the layout of the site.

In terms of waste water treatment the site is served by the AVSE PFI BLACKBURN waste water treatment works (WWTW) where there is limited capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment be submitted to assess the flood risk from the multiple watercourses. Armadale has extensive historical mining/works so additional studies may be required to assess modifications to the landscape and associated flood risk. We have been consulted regarding an adjacent application (1044/P/08) and would recommend conversation between developments to ensure flood risk measures are consistent
-

SEPA - Water Environment

- 14-Mar-12 The Boghead Burn moves through this site and a 6m buffer strip would be required to this watercourse. SEPA also recommend that a 6m buffer be provided to the watercourse and that small channelised ditches within the site may benefit from restoration.
-

SNH

- 14-Feb-12 There is a record of protected species on and near this site, therefore a biodiversity assessment would be required for this site. Good opportunities to form green infrastructure around existing waterbodies and informal paths. May form basis of pedestrian link to Armadale Station to north.
-

Transport Scotland

19-Sep-11 There are numerous sites that could have the potential to impact upon the M8 Junctions 3 and 4. A cumulative appraisal of any potential impact at these junctions should be undertaken. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified. Development of the site could potentially impact on Junction 4 of the M8.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 Site mostly reclaimed opencast coal site. Also site of former Northrigg Colliery. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 Some merit depending on progress of the Armadale Core Development Area.

WLC Education

09-Jul-12 No Education support. Capacity of Armadale Academy is a constraint. Capacity issues at existing primary schools also.

WLC Environmental Health

19-Jun-12 Potential noise impact from potential commercial use nearby.

WLC Flood Risk Assessment

18-Oct-13 No specific issues, drainage difficulties in the site, but these are being addressed. Requirements for SUDS and Flood Risk Assessment. Pluvial flood risk to the site can be engineered out.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via A706 where a new roundabout may be required to accommodate development. Issue is proximity of the site to the Pottishaw developments and possible adverse cumulative impact of development in the area on the road network. Possible link longer term to the CDA development and new roundabout proposed on the A801. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Eight sites have been recorded from within the boundaries of this area, of which the majority relate to elements of the former Torbanehill mine. Elements include various coal pits, shafts, tramways and mineral railways. Also recorded is the site of Hall Torbane Farm. Any proposal for the development of this plot would need to consider the extent of disturbance resulting from former extractive activities, in order to identify areas with the potential to produce material relating to earlier phases of activity, and would also need to consider the potential significance of material relating to mining.

GLADMAN DEVELOPMENTS

31 March 2014

Residential use (approx 80 units), mixed uses including class 4, 5 and worshiping hall and community facilities on existing WLLP allocation ELv28 (site area circa 6ha)

No **Prime Quality Agric Land****Conclusions:**

Greenfield

Class Description

The council has granted planning permission for residential development and also employment units on this site, via Section 75 legal agreement. This site is part of employment allocation ELv28 in the adopted local plan and part of that allocation will remain (see also ELv28).

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance. The site is also within the settlement envelope of Livingston.

The site is allocated for employment development in the West Lothian Local Plan and the land to remain as employment land will continue to contribute towards to established employment land supply for West Lothian.

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site contributes towards this.

Peel Primary/Inveralmond Community High, St John Ogilvie/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Mixed use allocation 0024 (Elburn Office Park, Gladman Site, Livingston) could encroach on the outer consultation zone of Shin-etsu Handotai Europe Ltd, Livingston (HSE Ref: H3523).

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Elburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Elburn - Existing facility : Deans & Elburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Elburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

14-Mar-12 SEPA does not require the submission of a Flood Risk Assessment and development will not increase any flood potential to the site itself or outwith the site.

SEPA - Water Environment

14-Mar-12 The nearest water body out with the site of any significance is the Lochshot Burn. There is also no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

30-Jul-13 Comment at 21/6/12 - Planning application approved for worship hall. Minded to grant decision for residential and mixed uses.

Updated comment at 30/7/13 - contained site with proximity to residential and mixed use development with road infrastructure in place.

WLC Education

09-Jul-12 Education support but there is a history of placement requests being denied at Peel Primary School / Deans has capacity. Current planning application.

WLC Environmental Health

04-Apr-13 Consideration required at design stage for potential noise impacts from class 5 uses next to residential development.

WLC Flood Risk Assessment

18-Oct-13 No significant issues. Suds pond to west of site. Only minor pluvial flooding risk to the site.

WLC NETS and Land Services

12-Jul-12 Development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards.

WLC Transportation

27-Nov-13 Existing access off roundabout at Appleton Parkway to be used. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this area, which was depicted as open farmland on the 1st, 2nd and 3rd edition OS maps. A large area of Greenfield such as this would retain some potential to produce buried archaeological deposits, and this potential should be assessed by evaluation trenching prior to development. There has already been some development along the northern boundary of this site, adjacent to Appleton Parkway, and much of the remaining ground may already have been disturbed by site preparation and establishment works. If this is the case across the majority of the area, any further work is unlikely to raise a substantive additional issue.

General issue, on shore wind farm energy generatio

Status

Current

EDF ENERGY RENEWABLES

25 November 2013

EDF ER has a general interest in potential sites for onshore wind energy development within the West Lothian Local Plan area.

No **Prime Quality Agric Land****Conclusions:**

Mixed

Class Description

The council is preparing Supplementary Planning Guidance (SPG) which will set out the council's approach to wind energy. The SPG has been considered by the council's Development and Transport Policy Development and Scrutiny Panel.

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13

n/a - general policy issue, specific applications would be required to be consulted directly with the BAA.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14

No comments

NHS - Lothian

03-May-12

N/A

Scottish Enterprise

13-Mar-12

No specific issues or concerns.

Scottish Water

27-Feb-12

No comments.

SEPA - Flooding

14-Mar-12 Med to High Flood Risk 1 in 200: / Watercourse Catchment less than 3km2: / Development will increase flood potential : / Additional SEPA Information : / Formal Flood Defences Present : / Comments : General comments applicable as no site allocation provided. Consideration should be given to the flood risk and associated mitigation measures with regards to the construction of wind farms, including access tracks, culverting, land-raising within the floodplain unlikely to be supported, and deforestation (if appropriate). / Flood Assessment Recommended : : / Water Resilient Measures Recommended : Yes

SNH

14-Feb-12 Can advise when further information becomes available.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Presence of contamination would be determined on a locational basis.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 Not applicable.

WLC Flood Risk Assessment

15-Feb-12 No issues.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

12-Apr-13 No comments.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No comments.

Suggested amendment to settlement envelope at Sta Status **Current**

MR B KANE

25 November 2013

Residential use by incorporating land within the settlement of Addiewell

No **Prime Quality Agric Land****Conclusions:****Brownfield****Class Description**

Amendment to the settlement envelope is sought. The proposal site would not contribute to the housing land supply for the plan area and there are environmental issues which restrict development potential.

Addiewell Primary/West Calder High, St Thomas/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
Feeds into the Fauldhouse Partnership Centre where currently there is capacity.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. There may, however, be network issues.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 There is no requirement for a Flood Risk Assessment or Drainage Assessment required and there is no significant water body either within or adjacent to the site.

SEPA - Water Environment

14-Mar-12 There is no requirement for a buffer strip and there are no restoration opportunities. SEPA have assumed that foul drainage will connect to Fauldhouse Waste Water Treatment Works. Point source sewage pressure on this water body 3021. Not clear where surface water will drain to.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Surrounded by various brownfield uses including brickworks, quarries, chemical works, railway land. Phase 1 study likely to be required in the first instance.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Oct-13 Groundwater issues, not a particular problem however. Water retaining ground conditions. Road to west of the site floods, any development on the site should be resisted until a scaleable development can fix the problem, any development on the site should be resisted.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via Station Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of Community Recycling Centre sites we might operate at that time.

WOSAS

27-Feb-12 This proposal appears to affect Station House and the immediately adjacent ground. It is unclear whether any subsequent application would involve the redevelopment of the house itself, or whether it would require its demolition. Station House was not depicted on the 1:10,560 1st edition OS coverage, but does appear on the 1:2500 map, suggesting a date of construction around 1860. It does not appear to be listed, but may warrant some form of building recording were it to be proposed for demolition.

JAMES FORD

15 November 2013

Residential and business use (site area 25.6ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Although development would result in rehabilitation of a brownfield site, the site is nevertheless remote from existing development, lies within the countryside and is an exposed site that would represent a significant intrusion into the landscape and would be visually and environmentally intrusive. The site is remote from main facilities and as such is not considered as a sustainable location.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

There are education capacity constraints within the area which prevent development of this site.

Part of the site is at risk from flooding.

Falla Hill Primary/Whitburn Academy, St John the Baptist/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility : Fauldhouse Partnership Centre

This is a relatively new Partnership Centre and there is currently adequate capacity in at this time.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. A water impact assessment would be required.

In terms of waste water treatment the site is served by the FAULDHOUSE waste water treatment works (WWTW) where there is limited capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourses which transect the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There will likely be development constraints due to flood risk. Surface water issues have been recorded nearby in 2007.
-

SEPA - Water Environment

- 14-Mar-12 SEPA state that the nearest water body of significance is The Breich Water but there are drainage channels throughout the site. SEPA do not require any buffer strips to any watercourses and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records. Potential link to informal paths linking with Fauldhouse on west side of site
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Crofthead Iron Mine. Phase 1 study likely to be required in the first instance.
-

WLC Economic Property Development

21-Jun-12 Does not add to quality of land supply. A small local allocation may have merit.

WLC Education

09-Jul-12 No Education support. Capacity of Whitburn Academy is a constraint.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Drainage issues - issues on Longridge Road, where properties are flooding.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access point required onto the B7015. roundabout on B7015 required if development progresses alongside that of site EOI-0137. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Although no sites have been recorded in the Scheduled Monuments Records from within the area, it shows considerable evidence of having been affected by past industrial practises. The former Crofthead Colliery lay to the NW, while the 1st edition depicted Crofthead Iron Mine No. 7 within the site itself. Various tips were also shown, connected by tramways, and many of these features also appear on current OS maps and aerial photographs.

JAMES FORD

15 November 2013

Residential and play park (site area 0.98ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

There are education capacity constraints within the area which prevent development of this site.

Priority is given to brownfield plan being developed in the Strategic Development Plan and this is a greenfield site.

Longridge Primary/Whitburn Academy, Kirknewton/Balerno Community High

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Fauldhouse Partnership Centre

This is a relatively new Partnership Centre and there is currently adequate capacity in at this time.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. A water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA require no Flood Risk Assessment or Drainage Assessment for this site and do not consider development of this site will leading to flooding potential to the site or out with the site.
-

SEPA - Water Environment

- 14-Mar-12 There is no water body of any significance either within or adjacent to the site, the nearest significant water body is the Breich water which is some distance south of the site. There is therefore no requirement for a buffer strip and there are no restoration opportunities also.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

- 21-Jun-12 No comments.
-

WLC Education

09-Jul-12 No Education support - capacity at Longridge Primary School. However Whitburn Academy is constrained. Update at 23 May 2013 - education constraint at secondary school level remains.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Drainage problems on site at present would have to be addressed.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Private access to Back o Moss Farm requires upgrading to the A706/A71. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded within this area, located immediately to the east of Northfield Crescent. The area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OSmaps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

JAMES FORD

03 July 2014

Residential use (site area 2.2ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development. However this site is considered an alternative to other new allocations being proposed in Longridge.

There are education capacity constraints within the area which may prevent development of this site.

Priority is also given to brownfield plan being developed in the Strategic Development Plan and this is a greenfield site.

This site however could be an alternative site to other sites coming forward in Longridge.

Longridge Primary/Whitburn Academy, St John the Baptist/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Fauldhouse Partnership Centre

This is a relatively new Partnership Centre and there is currently adequate capacity in at this time.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. A water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA will require that this site to be developed will require the submission of a Flood Risk Assessment and Drainage Assessment. There is a record of surface water flooding by West Lothian Council to north of the development site at Northfield Crescent. SEPA hold no additional information and recommend contact with flood prevention officer at the council. Development of this site will lead to flood risk potential to the site and out with the site. Small watercourse located to the west of the development site as shown on OS Maps. This small watercourse flows behind the existing developments on Northfield Meadows. The watercourse is culverted beneath Main Street and may be culverted beneath the development site. It is recommended that it is investigated as to whether it is possible to open this watercourse on the condition that it does not increase the risk of flooding to neighbouring areas. No development should occur on top of the culvert in line with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards Advice on Flooding guidance. Any developer will require to consider the risk of surface water flooding.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body is the Breich Water some distance to the south. There is no requirement for a buffer strip and no restoration opportunities either.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No education support. Capacity at Longridge Primary School, Whitburn Academy is constrained. Update at 23 May 2013 - constraint at secondary school level.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Flood Risk Assessment required.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access required onto the A706. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded within this area, located to the south-east of Northfield Meadows. The area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

RJ DUNN PROPERTY CONSULTANCY LT

18 November 2013

Residential use (site area 4.24ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

4.1

The site has planning approval and construction has commenced.

Williamston Primary/James Young High (The), St Ninians/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.
- Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
- Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

- 14-Mar-12 SEPA require submission of a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the southern boundary. Consideration should also be given to any culverted watercourses within/nearby the site.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance is the Linhouse Water and also the Camilty Burn. There is no buffer strip required and there are no restoration opportunities either.
-

SNH

- 14-Feb-12 No records on or within 100m.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support / Williamston and St Ninian's Primary Schools have capacity. Education can support more units on this site than proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No significant issues but flood risk assessment is required.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

12-Apr-13 See Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this area, located between Wellhead Farm and the new houses on Wellview Lane. No sites have been recorded from this small development area, located immediately to the east of Northfield Crescent. The area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation. Wellhead itself was depicted on Roy's Military Survey of Scotland, conducted in the period 1747-55, suggesting that there is a reasonably long tradition of occupation on the site.

Mr LIAM McCARTNEY

07 July 2014

Residential use (site area 2.73ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The site is currently not allocated for development in the West Lothian Local Plan. While priority is ordinarily to be given to development of brownfield land, there is recognition that there is not enough brownfield land to meet the requirements of the Strategic Development Plan and a greenfield release is supported in this particular instance.

Physically, the site relates well to the existing settlement, despite lying outwith the settlement boundary, and development of this site would present a logical extension to West Calder.

The site benefits from being served by an existing vehicular access.

SEPA require that a Flood Risk Assessment be submitted for this site. The Breich Water lies close to the southern boundary of the site and requires to be assessed. It is anticipated that the vast majority of the site is developable but that mitigation measures may be necessary to eliminate the risk of flooding from surface water. There should be no increase in the risk of flooding to neighbouring areas.

In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity and a solution to this infrastructure constraint would be required to allow residential development.

There are known education capacity constraints affecting West Calder but this site could be accommodated if it was developed as an alternative to existing WLLP allocations and there is no cumulative increase in numbers.

Parkhead Primary/West Calder High, St Thomas/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: West Calder Medical Practice

There is some capacity at this location which should also be able to cater for the Livingston and Almond Valley core development area (CDA) centred on Polbeth.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA recommend that this site be the subject of a Flood Risk Assessment. There is a watercourse along southern boundary which will have to be assessed. It is likely however that the vast majority of site is developable.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance is the Breich Water some distance south of the site. There is no requirement for a buffer strip and there are also no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support possibly for a small number of units. Existing capacity could be used up by the Core Development Area.
Developer contributions would be required for some of the catchment schools.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Oct-13 Site at risk of pluvial flooding to the south, site could however integrate some development.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access via existing to Burngrange Farm or cemetery car park. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this area, located immediately west of the cemetery. It was depicted as open ground on the 1st and 3rd edition OS maps, which may suggest that it retains some potential to produce buried deposits associated with earlier phases of activity, though the relatively small size of the plot may suggest that this potential is not great.

Site west of Curling Pond Lane, Longridge

Status

Current

AWG PROPERTY LTD & THOMAS LINTO

15 November 2013

Residential use (site area 3.75ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

There are education capacity constraints within the area which prevent development of this site.

Priority is given to brownfield plan being developed in the Strategic Development Plan and this is a greenfield site.

This site is exposed to the elements and would be visually intrusive in the landscape. Transportation would also have to be satisfied on any access arrangements.

Longridge Primary/Whitburn Academy, St John the Baptist/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Fauldhouse Partnership Centre

This is a relatively new Partnership Centre and there is currently adequate capacity in at this time.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. There is a 12" trunk main running through the site. A water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment be submitted for this site. Development will increase flood potential both to the site and out with the site. There is a small watercourse located along western boundary which would have to be assessed. The vast majority, if not all, of the development site is free from the risk of flooding.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance is the Breich Water that is some way south of the site. A 6m buffer would be required to the small watercourse on the western boundary but there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Longridge Primary School has capacity but Whitburn Academy, St John the Baptist and Fauldhouse Primary Schools are constrained. Contributions required for RC secondary which also may have capacity constraints.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Critical drainage problems in existing development of Curling Pond Lande so have to be mindful of this. Major issues at this site from Curling Pond Lane into Northfield Meadows to the south – there is a culvert area that blocks to the south. May be need for some consideration of Flood Risk Management. A Flood Risk Assessment is therefore required for this site.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access required onto the B7010 Fauldhouse Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. The site was depicted as open farmland on the 1st and 3rd edition OS maps. A curling pond was shown on these maps in the field to the west, and its former existence is still recorded in the place-name 'Curling Pond Lane', applied to the road to the east of the plot. The area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

MR & MRS COMRIE

25 November 2013

Mixed use

No Prime Quality Agric Land

Conclusions:

Mixed

Class Description

There is no education capacity to support development of the site.

The site lies within the Livingston countryside belt.

Development would constitute physical and intrusive expansion in the area.

Development would result in linear development along the road corridor and extension of the settlement envelope.

There are infrastructure issues affecting this site.

Dechmont Infant Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 10m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE or PATESHILL water treatment works (WTW) where both have sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is insufficient capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA would require the submission of a Flood Risk Assessment for this site as it could be susceptible to fluvial flooding from the Brox Burn that traverses the north of this site. The Brox Burn along the northern boundary and is culverted adjacent to the development site. The culvert should be incorporated within any assessment.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body is Brox Burn that traverses the north of the site by Wester Traraven to Ryal Burn confluence). There are no restoration opportunities and no buffer strip is required also.
-

SNH

- 14-Feb-12 An assessment of biodiversity will be required within the site, given its rural location.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Presence of contamination depends on the nature of the agricultural use. Phase 1 study likely to be required.
-

WLC Economic Property Development

- 21-Jun-12 Consolidation of existing uses supported in principle.
-

WLC Education

09-Jul-12 Would help support Dechmont Primary School but there are other countryside issues which do not favour development.

WLC Environmental Health

19-Jun-12 Commercial element (noise) may not be compatible with residential

WLC Flood Risk Assessment

20-Feb-13 The site is adjacent to the Brox Burn. It will be partly susceptible to out of bank flows from the Brox Burn. The culverted section is at risk of becoming obstructed when the burn is in spate. During extreme weather there is a risk that the culvert may not be sized to pass the peaks flows which could potentially result in higher water levels caused by backing up upstream of the structure. It would be a condition of any Planning permission that a full Flood Risk Assessment be carried out. Inevitably one of the recommendations arising from an assessment if like to be substantial setback of development from the watercourse and potentially and upsizing of the culvert or its replacement with a suitable bridge. Set back also affords the opportunity of enhancing the landscape and habitat value of the riparian corridor.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access using existing onto the A899. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Houston Mains appeared on the 1st edition OS map, and it is possible some form of building recording would be required were the existing structures proposed for demolition. Other than the existing structures and surfaced areas related to its current use as a riding school, the majority of the area appears to be composed of apparently undisturbed Greenfield. These areas were depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

NHS Lothian

25 November 2013

Mixed use development with potential to comprise a variety of uses including housing, business, commercial and retail (site area 89ha)

No Prime Quality Agric Land

Conclusions:

Mixed

Class Description

The site is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. The site owner/developer has confirmed intention to bring the site forward within the LDP plan period. The council is supportive of limited additional development at the site to assist in delivery of development.

Dechmont Infant Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility : Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA require the submission of a Flood Risk Assessment for this site, which could be susceptible to fluvial flooding. The FRA will require to assess the flood risk from the Brox Burn, and tributaries. Consideration should also be given to any culverted watercourses within/nearby the site. There are likely to be development constraints to part of the site. There is uncertainty on the location of a Brox Burn tributary and whether it is culverted which would require investigation also.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body is the Broxburn within the site to the north, the Dechmont Burn also traverses the south of the site. There will require to be a 6m buffer from any development to both watercourses and there would also be some restoration opportunities to these watercourses also. There is also an indication of historic straightening of these water courses that could be addressed.
-

SNH

- 14-Feb-12 Protected species recorded within the site and within the vicinity of the site. Casework on this site in the past (3-4 years ago?) highlighted presence of Japanese knotweed. Good existing woodland network to base green infrastructure on. Potential for pedestrian/cycle links to Dechmont and also to site EOI-0017.
-

Transport Scotland

- 19-Sep-11 There are numerous sites that could have the potential to impact upon the M8 Junctions 3 and 4. A cumulative appraisal of any potential impact at these junctions should be undertaken. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified. Development of the site could potentially on Junction 3 of the M8.
-

WLC Contaminated Land

- 30-Jan-12 Potential for medical waste, oil tanks, mineral railway and other contaminants to be present across the site. Site Investigation will be required.
-

WLC Economic Property Development

- 21-Jun-12 A small local allocation for business and commercial use may be appropriate if part of a mixed development.
-

WLC Education

- 09-Jul-12 Education support but site is regarded as being more flexible for other uses.
-

WLC Environmental Health

- 19-Jun-12 Commercial element may not be compatible (noise) with residential.
-

WLC Flood Risk Assessment

- 18-Oct-13 Comments made previously in relation to the masterplan would apply. A Flood Risk Assessment would be required. Fluvial and Pluvial Flood risk, Development feasible with mitigation, site within the Brox Burn catchment. Cumulative impact of development of this site combined with other sites in the Brox Burn catchment would require careful assessment in terms of flood risk.
-

WLC NETS and Land Services

- 12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.
-

WLC Transportation

- 27-Nov-13 Access onto A89, may be opportunities to link into Goodall Place and Burnside in Dechmont. See also Transportation Background Paper to the Main issues Report (MIR) for details.
-

WLC Waste Management

- 12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of Community Recycling Centre sites we might operate at that time.
-

WOSAS

- 27-Feb-12 The area encompasses the structures and grounds of the former Bangour Village Hospital, and includes within it a number of category A-listed buildings. Previous comments in relation to planning application 1120/P/04 refer. Any detailed development proposal should be accompanied by an archaeological mitigation strategy, in addition to a condition designed to secure completion of a programme of archaeological work. It is likely that our advice in relation to any subsequent application for the development of this site would be similar to this.
-

EOI-0035**Not Preferred****Pumpherstons Farm, Pumpherstons****Status****Current**

PUMPHERSTON ESTATES

07 July 2014

Housing led mixed use development including employment uses (site area 86.97ha)

No **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**Pumpherstons Farm
EOI-0035**DISMISSED**

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

This site is partially located within the countryside belt, one of the purposes of which is to help prevent the coalescence of settlements, and its development would constitute an intrusive physical expansion of Pumpherstons which would be well beyond the limit of existing development already provided for in the adopted West Lothian Local Plan.

Currently, the site lies within the Almond and Linhouse Valley AGLV, and in due course the southern part of the site will be embraced by a candidate Special Landscape Area (cSLA), as proposed in the West Lothian Local Landscape Designation Review. New built development at this location would therefore be inappropriate and would constitute a physical and visually intrusive incursion into the countryside.

The site embraces Class 2 and 3 (Macaulay) quality agricultural land and its loss would be detrimental to agricultural production.

Pumpherstons village lacks facilities and services to support an expanded community and is not considered as a sustainable location for new residential development.

There is complex hydrology in and around this site, including a number of culverted watercourses, and a possibility that development could lead to flood risk, both on and off the site.

In terms of waste water treatment the site is served by the AVSE PFI East Calder waste water treatment works where there is insufficient capacity. There is also a combined sewer running through the site.

While the site is within the catchment area of the new primary school, access to the school would be problematic in so far as it would require children to cross a major road. There is no Education support.

The site is potentially significant in archaeological terms and a high potential of buried deposits being present.

The site is potentially ecologically sensitive. Badger activity has been recorded along the southern boundary of site with the River Almond and there are known to be great crested newt habitats in the locality.

St Pauls/St Margarets Academy, Pumpherstons and Uphall Station Primary/Broxburn Academy

Consultation Responses**Current Status****Proposed Use**

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
- Any development is likely to be restricted to 10m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
- In reference to noise, in order to protect the amenity of neighbouring developments or future occupiers the issue of aircraft noise should be considered on this site at the outset and the impact of noise within a residential property or associated amenity space is considered from all potential sources. Detailed building design, layout and noise mitigation may address potential aviation noise from within potential residential properties. The proximity of the airport will influence the height and form of buildings and the landscaping within developments.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
- Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

03-May-12 Existing facility: Strathbrock Partnership Centre/Craigshill Health Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues, however, a review of facilities would be required to identify any particular issues.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions would be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. There is a 300mm combined sewer running through the site.

SEPA - Flooding

14-Mar-12 SEPA would require both a Flood Risk Assessment and Drainage Assessment for this site. Development will lead to flood risk potential both on site and off site. There is complex hydrology in and around this site with a number of watercourses within site, with the possibility of some of these watercourses being culverted beneath the site. No development should take place on top of the culverted and it should be investigated as to whether the culvert(s) can be opened up on the condition that it does not increase the risk of flooding to neighbouring areas. No development should occur on top of the culvert in line with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' guidance. There is no risk of flooding from the River Almond as there is a significant height difference between the development site and the Almond

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the Breich water and River Almond. A 6m wide buffer to the watercourses in the site would be required. There are no restoration opportunities also.

SNH

14-Feb-12 Several badger records along southern boundary of site with River Almond. Great crested newt records. Existing field boundaries and hedges could form the basis of multi-use green infrastructure within the site. Links to Almondell Country Park possible.

Transport Scotland

19-Sep-11 There are numerous sites that could have the potential to impact upon the M8 Junctions 3 and 4. A cumulative appraisal of any potential impact at these junctions should be undertaken. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified. Development of the site could potentially on Junction 3 of the M8.

WLC Contaminated Land

30-Jan-12 No known issues. Former whinstone quarry situated in north-west corner of site.

WLC Economic Property Development

21-Jun-12 A small local employment allocation may be appropriate if part of a mixed development.

WLC Education

09-Jul-12 No Education support. Site within the new primary school catchment area but would require children to cross over major road.

WLC Environmental Health

19-Jun-12 Commercial element may not be compatible (noise) with residential.

WLC Flood Risk Assessment

15-Feb-12 No significant flood risk issues but a Flood Risk Assessment would be required.. Water flows generally west to east. Culverts through site would need checked. Agricultural drainage run off would also need to be addressed. The site is developable but has wet ground.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access required onto Pumpherston Road (minimum of two accesses required). See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Two sites have been recorded from within the boundaries of this site. One relates to cropmarks of two circular enclosures and one rectangular enclosure identified on aerial photographs taken in 1992. It is not clear what these cropmarks represent, but Pumpherston estate was at one time the seat of a baronial residence of considerable strength and proportions. Sommers (NSA 1845) referred to Pumpherston Castle as a work of great antiquity, adding that it had long been in ruins, and lately entirely removed, and the site of this castle is the second site identified from within the proposed site. Buildings, gardens and enclosures are mentioned in historical sources, and given the long history of the site, it is possible that other features survive in the vicinity from the medieval period or earlier. It is not clear whether the cropmarks are associated with the castle and mansion, but they would certainly appear to suggest a high potential for buried deposits to be present within the area. The cast-iron aqueduct and footbridge to the east of the site is a scheduled monument.

ARCHIE MEIKLE

08 July 2014

Extend existing allocation use of class 4 and 5 to also class 6 (existing WLLP allocation ELv44) (sie area 0.89ha)

No **Prime Quality Agric Land**

Conclusions:**Greenfield****Class Description**

The site is allocated for development in the West Lothian Local Plan and contributes towards to established employment land supply for West Lothian.

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site contributes towards this. Extending the range of uses permissible, to include class 6 (storage and distribution use) on this site is also considered acceptable.

Livingston Village Primary/Inveralmond Community High, St Ninians/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Employment use allocation 0036 (ELv44Site at McIntosh Road, Kirkton Campus, Livingston) could encroach on the consultation zone associated with the ICI Wilton / Grangemouth Ethylene Pipeline MAHP operated by Ineos / Sabic (HSE Ref: 6904). Consultation therefore required with HSE on any planning application.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

* Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group

* Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice

* Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre

* Dedridge - Existing facility : Dedridge Health Centre

* Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre

* Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

14-Mar-12 SEPA do not require any Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body to this site are Killandean Burn and Harwood Water that are some distance from the site. There is therefore no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 Support in principle for extension of use classes to include class 6 (storage and distribution) use.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No significant flood risk issues.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access to be directly onto existing access road in industrial estate. See also Transport Background Paper to the Main Issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from this site. It was depicted as largely undeveloped ground on the 1st edition OS map, though a track was shown running roughly NE-SW through the centre of the plot. This also appeared on the 2nd edition. Current aerial photographs indicate that the western end of the site is under tree cover, and trees are also present elsewhere within it. While there may be some potential for material associated with earlier phases of occupation to be present, the plot appears to have been affected by dumping and earth-moving associated with the modern developments to the north and south, suggesting that this potential is unlikely to be particularly high.

A & R GRAHAM

07 July 2014

Residential use (site area 84.75ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

Development would be highly visually intrusive and result in a loss of woodland.

The site is susceptible to flooding from the Harwood Water, as confirmed by flood risk mapping and anecdotal evidence. SEPA would require that a Flood Risk Assessment and Drainage Assessment be submitted for this site.

A small watercourse flows through the middle of the site and is also culverted. If development were to take place it should be established whether it was feasible to open this watercourse up.

In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions may however be required and a water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions would be required.

There are concerns regarding access via Hartwood Road and the impact of development on the local road network into West Calder

There are education capacity constraints within the area which prevent development of this site and there is consequently no Education support.

In archaeological terms, the site has the potential to yield buried deposits.

The site is potentially ecologically sensitive in so far as badger activity has been recorded in the immediate vicinity.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: West Calder Medical Practice

There is some capacity at this location which should also be able to cater for the Livingston and Almond Valley core development area (CDA) centred on Polbeth.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required. A water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 SEPA would require that a Flood Risk Assessment and Drainage Assessment be submitted for this site. The site could be susceptible to fluvial flooding and development of the site could lead to an increase of flood risk out with the site. A small watercourse flows through middle of development site and is also culverted. Should assess whether it is feasible to open watercourse up. No development on top of culvert in line with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' guidance. Another small watercourse flows along south western boundary. Some of the development site is shown to be at risk of flooding from Harwood Water.

SEPA - Water Environment

14-Mar-12 The nearest water body is the Killandean Burn /Harwood Water. A 6m buffer strip is required to watercourses throughout the site. There are no restoration opportunities also.

SNH

14-Feb-12 A biodiversity assessment is required for this site, given its rural location and there are protected species in the locality. Existing field boundaries, woodlands and hedges could form basis of multi-use green infrastructure within site.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Infilled curling pond, former shale pit on site. Former Shale mine adjacent to north of site. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 All West Calder sites drain into culvert; particular problems at the southern end of the town, no natural watercourses in that area. Catchment study also done in West Calder. A Flood Risk Assessment would be required to the site and the site is also potentially susceptible to some risk from pluvial flooding.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via Hartwood Road. Concerns over impact of development on the local road network into West Calder. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Two sites have been recorded from within the area. One of these is Harwood farm, which is category B-Listed and dates from 1768, while the other relates to the former site of Baads Castle. This is recorded as being the first mansion to be built on the estate of Baads, and dated from around 1558. The site for this Castle is uncertain, however, and it may be more likely that it was located to the west, in the vicinity of Baads Mains. However, staff from the OS who visited the area in 1953 did note that the farm buildings at Little Harwood contained some very old stones, and one in particular bore the date "1661". These stones may possibly have come from the old Baads Castle. In addition to these sites, the 1st edition depicted a farmstead named Cowhill within the proposed development area, but which does not appear on modern OS maps, while a curling pond was shown on the 2nd edition at NGR 301665, 662223. The majority of the site was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

EOI-0038**Not Preferred****Site at Seafield Farm, Seafield****Status****Current**

A & R GRAHAM

27 March 2014

Residential use, circa 350 units (site area 30.57ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

Seafield Farm
EOI-0038**DISMISSED**

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

The site is currently part of the West Lothian Countryside Belt, designed to prevent the coalescence of Seafield with Livingston. New build development at this location would constitute an intrusive physical expansion of the existing settlement.

There may be difficulties in securing satisfactory access to the site if taken through the existing residential road network.

By virtue of the physical relationship of the site with the River Almond and the Dean Burn the site is at risk of flooding and development of this site could also lead to an increase in flood risk out with the site. SEPA has advised that it would require both a Flood Risk Assessment and Drainage Assessment for this site.

In terms of waste water treatment the site is served by the AVSE PFI Blackburn waste water treatment works where there is insufficient capacity. There is also a combined sewer and several sections of surface water sewer running through this site.

The existing primary school would require to be rebuilt and there are secondary school education capacity constraints within the area which prevent development of this site. Consequently there is no Education support.

Seafield Primary/Deans Community High, Our Lady of Lourdes/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use**

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 90m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

03-May-12 Existing facility: Ashgrove Group Practice, Blackburn

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into Blackburn Health Centre and discussions are ongoing in terms of building in some additional capacity to accommodate this demand.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. A water impact assessment would be required.

In terms of waste water treatment the site is served by the AVSE PFI BLACKBURN waste water treatment works (WWTW) where there is insufficient capacity. There is a combined sewer and several sections of surface water sewer running through this site.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment and Drainage Assessment for this site. The River Almond flows along southern boundary and flood map shows that there is a degree of flood risk. A footbridge is located on the River Almond. Site rises reasonably sharply and therefore the majority of the site will be developable. A smaller watercourse, Dean Burn, flows along north eastern boundary and this should be incorporated within any assessment. A review of OS Maps shows that there are two small watercourses and these watercourse should be assessed for flood risk. Development of this site would increase the risk of flood risk potential downstream from this site.

SEPA - Water Environment

14-Mar-12 SEPA would not require any buffer strip distance to watercourses if this site were to be developed and there are also no restoration opportunities. The nearest water body of significance is the River Almond (Foulshiels Burn to Breich Water) that lies just south of the site boundary.

SNH

14-Feb-12 No records. Existing field boundaries and hedges could form the basis of multi-use green infrastructure within the site.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Disused sewage works on site. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 A Flood Risk Assessment and Drainage Impact Assessment would be required for this site. A significant stand off also to River Almond south of the site. Agricultural drainage would also need to be addressed. It is also unclear if there would be any sewerage capacity to accommodate any development of the scale proposed.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via existing links off Almond View and Deanburn Gardens. Potential issues with volume of traffic likely to be generated from the site. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site, though a disused modern sewage works is shown on modern OS maps towards the southern boundary of the site. The site was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

Site at Langside Farm - north of Polbeth

Status

Current

A & R GRAHAM

11 July 2014

Residential use, circa 250 units (site area 34.32ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and the development of brownfield land.

The site is currently part of the West Lothian Countryside Belt, preventing the coalescence of Polbeth with Livingston. New build development at this location would constitute an intrusive physical expansion of the existing settlement.

By virtue of the physical relationship of the site with the West Calder Burn and Harburn Water the site is at medium to high risk of flooding and development of this site could also lead to an increase in flood risk out with the site. SEPA has advised that it would require both a Flood Risk Assessment and Drainage Assessment for this site.

In terms of waste water treatment the site is served by the Livingston waste water treatment works where there is insufficient capacity. There are also waste water pipes running through the site.

The site supports a natural habitat for otters and is therefore ecologically sensitive.

There are education capacity constraints within the denominational sector (Parkhead Primary School) which would prevent development of this site and also capacity constraints at secondary school level. There is consequently no Education support.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: West Calder Medical Practice

There is some capacity at this location which should also be able to cater for the Livingston and Almond Valley core development area (CDA) centred on Polbeth.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the LIVINGSTON waste water treatment works (WWTW) where there is insufficient capacity. There are waste water pipes running through the site.

SEPA - Flooding

14-Mar-12 Med to High Flood Risk 1 in 200: Fluvial - part / Watercourse Catchment less than 3km²: No / Development will increase flood potential : Yes / Additional SEPA Information : No additional information / Formal Flood Defences Present : None known / Comments : / Flood Assessment Recommended : Yes : / Water Resilient Measures Recommended : No

SEPA require both a Flood Risk Assessment and Drainage Assessment for this site and development of this site could lead to an increase in flood risk out with the site as well as some part of the site themselves being at flood risk. The site is located at the confluence of West Calder Burn and Harwood Water and both pose a degree of flood risk to the development. When modelling the hydraulic model will have to extent a sufficient distance downstream of the confluence. Number of crossings and what appears to be weirs on the watercourses which will have to be incorporated within the model. The vast majority of the development site is however likely to be developable.

SEPA - Water Environment

14-Mar-12 The nearest water bodies of significance are the Killandean Burn and Harwood Water that traverse the north of then site. A 6m-12m buffer from any development to the watercourses would be required. There will also be restoration opportunities.

SNH

14-Feb-12 No records but supporting habitats on or near site (otters). Plan green infrastructure to link with boundary habitats, particularly small woodlands to the north-west and east.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Former limefield mine situated in southern edge of site.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support. Capacity of Parkhead Primary School is constrained. Update at 23 May 2013 - capacity constraints at secondary school level.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Feb-13 There is a requirement for a Flood Risk Assessment and Drainage Impact Assessment are both required. West Calder Burn to west of site and Harwood Burn to east of site, therefore significant stand off would be required also. Could also be issues of agricultural drainage run off.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via Alba Campus. Secondary access required which is likely to be problematic. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 One site has been recorded in the SMR database from within the area, a farmstead named Longside depicted on the 1st edition OS map at NGR 303084, 665111. This farmstead was also shown on the 2nd edition, as were the line of various roads and tracks. Neither the farmstead nor the tracks appear on current OS maps of the area, though some indication of their former presence can be discerned from aerial photographs. Towards the southern end of the site, the 2nd edition depicted the former site of the Limefield Mine No. 32. Although the majority of the buildings associated with this mine were located just outside the site, various tips did extend within its boundaries. Other than this, the majority of the site was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

A & R GRAHAM

06 December 2013

Residential use, circa 150 units (site area 13.16ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and the development of brownfield land.

The site is currently part of the West Lothian Countryside Belt, preventing the coalescence of Seafield with Livingston and the River Almond Area of Special Landscape Control as defined in the adopted WLLP. New build development at this location would constitute an intrusive physical expansion of the existing settlement.

The site is located adjacent to the Livingston and Almond Valley CDA and in particular the Gavieside Farm site. The development of this site would compromise an intended landscape buffer allied to that development and intended to define the edge of the CDA.

There is no Education support. The existing primary school would require to be rebuilt and there are secondary school education capacity constraints within the area which prevent development of this site.

There may be difficulties in securing satisfactory access to the site if taken through the existing residential road network and the site is susceptible to flooding.

In terms of waste water treatment the site is served to the north by the AVSE PFI Blackburn waste water treatment works where there is insufficient capacity and to the south by the Livingston waste water treatment works where there is also insufficient capacity.

Seafield Primary/Deans Community High, Our Lady of Lourdes/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Ashgrove Group Practice, Blackburn

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into Blackburn Health Centre and discussions are ongoing in terms of building in some additional capacity to accommodate this demand.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. A water impact assessment (WIA) may be required.

In terms of waste water treatment the site is served to the north by the AVSE PFI BLACKBURN waste water treatment works (WWTW) where there is insufficient capacity and to the south by the LIVINGSTON waste water treatment works (WWTW) where there is insufficient capacity .

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment and Drainage Assessment for this site. A Small portion of the development site shown to be at risk of flooding from the Breich Water on the Indicative River and Coastal Flood Map (Scotland). Also a smaller watercourse is culverted within the development site and it should be investigated as to whether the culvert can be opened up on the condition that it does not increase the risk of flooding to neighbouring areas. No development should occur on top of the culvert in line with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' guidance.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance are the Breich Water / Damhead Lin. There would be no requirement for a buffer strip and there are also no restoration opportunities.

SNH

14-Feb-12 No records. Link multi-use green infrastructure to path/forest ride to north of the site. Existing boundary features could be strengthened to provide green infrastructure.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Old mine shaft on site will require investigation.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 There is a little pluvial flooding to this site, set back from the river is required from the river the east so no issues.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access required off the B7015 or upgrade existing farm access. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this area, located between Easter Breich farm and the Breich Water. Easter Breich appears to be depicted on Roy's Military Survey of Scotland, conducted in the period 1747-55, though it was simply depicted as 'Breich' on that map. This would suggest a reasonably long tradition of occupation on the site. Other than that, the area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation. Some form of artificial lake appears to have been created towards the eastern side of the site, directly adjacent to the Breich Water and is assumed to be of modern construction.

A & R GRAHAM

07 July 2014

Residential use, circa 600 units (site area 64ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

The site lies in open countryside and development would be visually and environmentally intrusive and detract from the rural character of the site and its surroundings.

The site is some significant distance south east of West Calder, remote from existing community facilities and infrastructure, and would not contribute to sustainable development.

This site is at risk of fluvial flooding and a full Flood Risk Assessment would be required to determine the extent of land not at risk and therefore capable of being developed. The least the developer can expect is substantial setback from the watercourse.

Developers would also be required to open up existing culverted sections of watercourse within the development site and integrate the open into any development that followed.

In terms of waste water treatment there is no waste water infrastructure in the area.

There is no education capacity available to support development of the site.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: West Calder Medical Practice

There is some capacity at this location which should also be able to cater for the Livingston and Almond Valley core development area (CDA) centred on Polbeth.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. A water impact assessment would be required.

In terms of waste water treatment there is no waste water infrastructure in the area.

SEPA - Flooding

14-Mar-12 SEPA require the submission of a Flood Risk Assessment and Drainage Assessment for this site and development of the site would lead to an increase to flood risk to the site and out with the site also. A small watercourse flows through middle of development site and is also culverted. Any developer should assess whether it is feasible to open watercourse up. There requires to be no development on top of culvert in line with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' guidance. Another small watercourse flows along south western boundary. Some of the development site is also shown to be at risk of flooding from the Harwood Water.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site are the Killandean Burn and Harwood Water. A 6m buffer strip from any development to the watercourse would be required. There are also no restoration opportunities.

SNH

14-Feb-12 Site adjacent to Hermand Birchwood SSSI. Likely no connectivity, no impacts anticipated. Opportunity to create green infrastructure centred around woodland/scrub habitat in the centre of the proposed site.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Site of former Hermand Oil Works. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

20-Feb-13 This site will require a full Flood Risk Assessment as it is at risk of fluvial flooding, to determine the extent of land not at risk and therefore capable of being developed. It is expected that the developer would be required to daylight culverted sections of watercourse within the development site and integrate the opens sections of watercourse into any development that followed. The least the developer can expect is substantial setback from the watercourse and there should be a requirements placed on the developer to restore the riparian corridors.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via Harburn Road. Two access points required. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Five sites have been recorded from within the boundaries of this site, and all relate to former farmsteads or buildings shown on the 1st edition map (Birniehall, Danderhall, Braehead, Clayske and Slateheugh). None of these are shown on modern OS maps of the area, though the presence of so many former farm sites in a relatively restricted area does provide some indication of how densely settled this area was in the mid 19th century. The 2nd edition map shows an increase in the industrial use of the area, with a group of miners' cottages named Hermand Row shown on the northern boundary of the site, with a large tip of waste material at NGR 302903, 662527. Two reservoirs, an old shaft and a couple of tramlines were also depicted, as was an old shale mine. Current aerial photographs suggest that some evidence for the former tip remains visible on the ground, and that the site of at least one of the former farmsteads is still identifiable in terms of field boundaries and shelter belts. However, the majority of the area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, and appears to remain as relatively undisturbed Greenfield, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation, either in terms of the former farmsteads mapped on the 1st edition or of material relating to other periods.

JIM WALKER

07 July 2014

Residential use, circa 10 units (site area 1.55ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

Development of this site would be visually and environmentally intrusive and detract from the rural character of the site and its surroundings.

Development could be prejudicial to the continued development of the CDA which the Council is committed to supporting.

There are concerns regarding access via Hartwood Road and the impact of development on the local road network into West Calder and vehicular access to the site could be challenging.

There is a small watercourse in very western tip of development site which may pose a risk of flooding and SEPA would require that a Flood Risk Assessment and Drainage Assessment be submitted.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

There is no education capacity available to support development of the site.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: West Calder Medical Practice

There is some capacity at this location which should also be able to cater for the Livingston and Almond Valley core development area (CDA) centred on Polbeth.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment and Drainage Assessment be submitted for this site. There is a small watercourse in very western tip of development site which may pose a risk of flooding. The vast majority of site is developable however.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is The Brech Water that is some distance from the site. No buffer strip is required and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support. No capacity due to Cleugh Brae & Mossend CDA. Possibly for next LDP.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 All West Calder sites drain into culvert; particular problems at the southern end of the town, no natural watercourses in that area. Catchment study also done in West Calder. A Flood Risk Assessment is required.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for location.

WLC Transportation

27-Nov-13 New access required off Hartwood Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. It is located outside the area of increased archaeological sensitivity associated with the historic core of West Calder, and the area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps. While the area immediately to the west may have undergone some earthmoving associated with the creation of the football pitch, this does not appear to have significantly affected the site, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

ELDERHEYS LTD

08 July 2014

Residential; Housing or flats, Nursing/Care Home (Class 8, Use Classes Order 1997), retirement flats, health Centre/pharmacy, small scale retail and non-retail uses (site area 1.9ha)

No **Prime Quality Agric Land****Conclusions:**

Brownfield

Class Description

The site is brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan.

The site is north of Livingston Village which has a number of different uses, including retail and commercial. The site previously contained offices and other commercial uses and represents an infill redevelopment opportunity for mixture of uses that could include residential use, subject to education capacity, or as a neighbourhood centre for the local area.

On 2 June 2014 the council's Development Management committee granted planning permission in principle, subject to conditions and a legal agreement to secure developer contributions/land transfer, for 29 units on this site, under application reference 0255/P/13.

Livingston Village Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA do not require any Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest waterbody to this site is the River Almond (Breich Water confluence to Maitland Bridge) . There are no restoration opportunities also.

SNH

14-Feb-12 No records. Same site as EOI-0022 - see comments.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Phase 1 study likely to be required in the first instance. Asbestos survey would be required prior to demolition of buildings. Car Parking presents a potential source of localised hydrocarbon contamination.

WLC Economic Property Development

30-Jul-13 Supportive of designation as neighbourhood centre.

WLC Education

09-Jul-12 Education support but catchment change or school extension required.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 No significant flood risk issues.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for location

WLC Transportation

27-Nov-13 Access via existing onto Kirkton North Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 See comments at EOI-002 and EOI-0117.

Land at Ecclesmachan Glebe, Ecclesmachan

Status

Current

THE CHURCH OF SCOTLAND GENERAL

15 November 2013

Residential use, circa 10 -15 units (low density housing) (site area 3ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. The site is remote from main facilities and as such is not considered as a sustainable location. There are other more suitable sites available for development.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement and would also be visually and environmentally intrusive. Development could also impact on the setting of the village of Ecclesmachan.

There are education capacity constraints within the area which prevent development of this site.

If developed, water run off from this site would cause significant complications off site downstream also in terms of flooding.

Uphall Primary/Broxburn Academy, Holy Family/St Margarets Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

17-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. However, there could be issues with levels at this site.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. There is a combined sewer and a Waste Water pumping station to the south of the site, this will need to be taken into consideration when planning the site layout

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment and a Drainage Assessment would be required for this site and development of this site would increase flood risk to the site and out with the site which assesses the flood risk from the Ecclesmachan Burn. Due to steep topography located to the north of the allocation, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. There have been surface water issues recorded in Ecclesmachan in 2005. Water resilient measures are recommended.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the Niddry Burn, The Ecclesmachan Burn traverses through the south of the site and a 6m-12m buffer would be required to this watercourse from any development. There are also no restoration opportunities at this site.

SNH

14-Feb-12 A biodiversity assessment is required for this site, given its rural location and there are records of protected species in the locality.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support. Site is sufficiently remote to require bussing to Broxburn Academy and this has cost implications.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 Watercourse to south of site. A Flood Risk Assessment and Drainage Impact Assessment will be required for this site that would be at significant flood risk if developed. Agricultural drainage issues would also need to be addressed. If developed, run off from this site would cause significant complications off site downstream.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access off the B8046 at the northern end of the site. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The western sections of this site extend into the areas of increased archaeological sensitivity associated with the historic core of Ecclesmachan. Ecclesmachan parish church, dedicated to the 6-7th century St Machan, was built in 1710, incorporating medieval fragments. The dedication to an early saint, combined with the 'Eccles' place-name element and the identified fragments of medieval stonework, would suggest that the current church is likely to occupy the site of some antiquity. Such early churches would often act as a focus for settlement, meaning that there is an increased potential for buried deposits relating to the early development of the village to be present. The site was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that they may retain some potential to produce buried deposits associated with earlier occupation.

Land East of Manse Road, Linlithgow

Status

Current

THE CHURCH OF SCOTLAND GENERAL

20 May 2014

Residential use, circa 50 units (site area 2ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

3.1

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release in part is supported in this instance.

This site is not within the settlement boundary of the adopted West Lothian Local Plan, however, development of the north field and would present a logical next phase of residential development in this locality whereas the field to the south would be a more obvious physical intrusion into the countryside and the existing AGLV designation, but given the small scale involved could be considered as having no significant impact on the integrity of the overall landscape.

The southern part of the site lies within a candidate Special Landscape Area (cSLA) as proposed in the West Lothian Local Landscape Designation Review.

Appropriate flood risk mitigation and off site drainage to Linlithgow Loch would be required if the site were to be developed.

Low Port Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required. There is a 300mm trunk main crossing the site.

In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required

SEPA - Flooding

14-Mar-12 SEPA do not require the submission of a Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is Linlithgow Loch that is some distance north of the site. No buffer strip or restoration opportunities exist for any watercourse or water body relative to this site. However given that surface water from this site would discharge to Linlithgow Loch a high level of SUDS would be needed to treat any surface water run-off.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education supportive of development, subject to appropriate developer contributions and phasing against other developments. Catchment schools are Low Port Primary, St Josephs Primary, St Kentigern's Academy and Linlithgow Academy.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Potentially vulnerable area, compounding problems downstream. Concern over pluvial flood risk, steep catchment area, also issues of cumulative impact to the wider catchment. Site subject to steep catchment leading to flood run off and potential cumulative impacts for the wider catchment.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access via Manse Road for southern part of submission. Access off Oatlands Park for northern part of submission. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the site. The former Manse, now known as The Spinney, was shown on the 1st edition Ordnance Survey map in the area between the two plots; this is a category B-listed building, constructed in 1801, with an addition to the rear in 1862. A farmstead named Mountjoy was also shown on the 1st edition, to the east of the site; although this appears on modern OS maps, it is shown as unroofed, suggesting that it is no longer occupied. Neither of these structures is likely to be directly affected by development of the site, however. The site was shown as open farmland on the 1st edition, though the line of a track was shown, crossing them from north to south. This track also appeared on the 2nd and 3rd editions. This would suggest that the site retain some potential to produce buried deposits associated with earlier occupation.

JP SLATTERY

18 July 2014

Residential and leisure use, 25 units (site area 19.5ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development would constitute an intrusive physical expansion of Armadale beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

There are education capacity constraints within the area which prevent development of this site.

Eastertoun Primary/Armadale Academy, St Antonys/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Armadale Group Practice
All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
There is significant pressure on the GP practice in Armadale as a consequence of significant population growth due to recent development and the existing GP building has limited capacity to enable a reconfiguration of current facilities. The community services are housed in Armadale Clinic next door to the current practice and the facilities here are no longer fit for purpose. There needs to be a clear understanding of future projected growth in order to identify the best solution for the GP Practice and community services. New development in Armadale might give rise to a need for new or additional facilities to cope with CDA development. This could link to requirements at Blackridge. Discussions with CDA developer EWP are ongoing regarding the siting of a new facility at Armadale Station.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the ARMADALE waste water treatment works (WWTW) where there is sufficient capacity. The WWTW is in very close proximity to this site.
-

SEPA - Flooding

- 14-Mar-12 SEPA require submission of a Flood Risk Assessment which assesses the flood risk from the Barbauchlaw Burn (that traverses the north west of the site) and small multiple watercourses that exist in the site. There would be a risk of some fluvial flooding from these watercourses to a small part of the site. There has also been a historical surface water flooding issue of nearby property in August 2008.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body to the site other than the Barbauchlaw Burn is the Logie Water. A 6m buffer to the Barbauchlaw Burn would be required from any development.
-

SNH

- 14-Feb-12 No records. Create green infrastructure around pond on the site and link to existing informal path network within woodland to the east.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - capacity constraint at Armadale Academy.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Pull boundaries back from the watercourse, no particular problems. Flood Risk Assessment required as a precaution.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via the B8084; visibility issues would require to be addressed. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site appears to encompass a large portion of the Bridgecastle Golf Course. No sites have been identified from within the boundaries of this site, though several have been recorded from immediately around it, most relating to former mining activity and the Colinshiel Colliery in particular. It is unclear the extent to which the site itself has been affected by this activity, though comparison with available pre-WWII OS maps suggests that it has not been subjected to extensive quarrying or dumping. It is likely that there will have been a degree of previous ground disturbance associated with the creation of the golf-course however, and this is likely to have had some effect on any buried deposits that may have been present. This would need to be assessed in more detail should a planning application be submitted for this area.

W JONES (GLASGOW) LTD

18 July 2014

Residential use, circa 120 units (site area 25.02ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development would constitute an intrusive physical expansion of Armadale beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

Development of the site would result in significant environmental impact and the loss of woodland, the site also forms part of a Listed Wildlife Site and lies within a pipeline consultation zone.

The site is part of the countryside belt preventing the coalescence of Armadale with Bathgate to the east. Built development at this location would constitute an intrusive physical expansion of Armadale further eastwards, well beyond the limit of development which is already provided for in the Armadale CDA. There are also technical inhibitions to development (electricity and gas infrastructure).

There are education capacity constraints within the area which prevent development of this site.

Eastertoun Primary/Armadale Academy, St Anthonys/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Armadale Group Practice
All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
There is significant pressure on the GP practice in Armadale as a consequence of significant population growth due to recent development and the existing GP building has limited capacity to enable a reconfiguration of current facilities. The community services are housed in Armadale Clinic next door to the current practice and the facilities here are no longer fit for purpose. There needs to be a clear understanding of future projected growth in order to identify the best solution for the GP Practice and community services. New development in Armadale might give rise to a need for new or additional facilities to cope with CDA development. This could link to requirements at Blackridge. Discussions with CDA developer EWP are ongoing regarding the siting of a new facility at Armadale Station.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water mains extensions will be required. A water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the ARMADALE waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require that a Flood Risk Assessment which considers the small watercourses and culvert capacities is required to be submitted for this site and were previously consulted on a site in this locality (site boundary slightly larger than existing allocation) and objected due to a lack of information.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance to the site is the Logie Water. A 6m buffer would be required from any development to any watercourses running through or adjacent to the site. There are however no restoration opportunities relative to this site.
-

SNH

- 14-Feb-12 There is a record of protected species in the locality, therefore a biodiversity assessment is required for this site. Undesignated lowland raised bog is also present on site.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 Mining land and scrap yard in the vicinity of the site. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - ok for primary school capacity
Update at 23 May 2013 - education capacity constraint at primary and secondary levels.

WLC Environmental Health

19-Jun-12 Potential traffic noise at boundary with A801.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment would be required to be submitted for this site.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access off the A89 although proximity to the existing roundabout requires to be addressed. Access onto the A801 is not supported. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. While the 2nd and 3rd edition OS maps suggests that there may have been some deposition of mining waste to the west of the plot, there is no evidence from available maps of this type of activity having taken place within the site itself. The majority of the area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

Land at Standhill Farm, west of Armadale

Status

Current

WOODHEAD DEVELOPMENTS (SCOTLA

18 July 2014

Residential use 280 units (site area 12ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development would constitute an intrusive physical expansion of Armadale beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

There are also education capacity constraints within the area which prevent development of this site.

The site would constitute an intrusive physical expansion of Armadale further westwards, well beyond the limit of development which is already provided for in the adopted WLLP.

An application has been previously refused in February 2009 on the site for Erection of 247 houses and 36 flats with associated roads, parking and landscaping and SUDS scheme under reference 1087/FUL/07.

Armadale Primary/Armadale Academy, Eastertoun Primary/Armadale Academy, St Anthonys/St Kentigerns Academ

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Armadale Group Practice
All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
There is significant pressure on the GP practice in Armadale as a consequence of significant population growth due to recent development and the existing GP building has limited capacity to enable a reconfiguration of current facilities. The community services are housed in Armadale Clinic next door to the current practice and the facilities here are no longer fit for purpose. There needs to be a clear understanding of future projected growth in order to identify the best solution for the GP Practice and community services. New development in Armadale might give rise to a need for new or additional facilities to cope with CDA development. This could link to requirements at Blackridge. Discussions with CDA developer EWP are ongoing regarding the siting of a new facility at Armadale Station.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. A water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the ARMADALE waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require that a Flood Risk Assessment be submitted for this site as there is potential that this site could be at flood risk and so could other sites due to its development. This will assess the flood risk to the site from small watercourses. There is uncertainty regarding the location of the watercourses and the extent of associated culverting. Consideration should be given to Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' which states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active".
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance to the site, not including the Barbauchlaw Burn to the north of the site, would be the Logie Water. A buffer strip is required to any watercourse of 6m but there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 Former Coal Pit situated in southern portion of site. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support, capacity at Armadale Academy is a constraint.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No specific issues, drainage difficulties, but these are being addressed. Requirements for SUDS and Flood Risk Assessment.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access onto the A89. Cumulative impact of developments on the A89 need to be considered. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 One site has been recorded from within the two plots of land that make up this area. This is the Boar Stone, a large natural boulder that is traditionally associated with a wild boar that was brought to bay at this stone by a weaver, who took off his left shoe (backle) and fastened it to his hand for protection, killing the animal with his sword. This is traditionally associated with the origins of the place-name 'Barbachlaw'. While this may be a natural feature, it clearly occupies a significant place in the traditions of the area. In addition to this, large areas of rig and furrow cultivation have also been recorded in the areas to the north, west and south of the site, while comparison with available historical mapping indicates the site of a former miners' row (named Barbauchlaw Row) on the northern side of the road, and depicted on the 1st edition OS maps. The 1st edition also depicted a small coal-pit on the southern side of the road, close to the NE corner of this plot, while the 2nd and 3rd editions showed a dump of waste material on the northern side of the road.

Land at Cathlaw Lane, Torphichen

Status

Current

AITKEN BROTHERS C/O MR & MRS AITK

09 July 2014

Residential with business related commercial use, 10 units (site area 5ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

3.1

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

The site is outwith settlement envelope of Torphichen and is currently within the Bathgate Hills AGLV and in due course will be embraced by a candidate Special Landscape Area (cSLA), as proposed in the draft West Lothian Local Landscape Designation Review. New built development at this location would therefore be inappropriate and would constitute a physical and visually intrusive incursion into the countryside and could adversely affect the setting of the AGLV and have a detrimental impact upon the setting of the Torphichen conservation area.

There are concerns that vehicular access to the site may be problematic and intrusive due to site levels.

There is complex hydrology in and around this site, including a number of culverted watercourses, and a possibility that development could lead to flood risk, both on and off the site. SEPA has advised that it would require both a Flood Risk Assessment and Drainage Assessment for this site.

There are known education capacity constraints at Torphichen Primary School and at secondary school level which prevent development of this site and there is consequently no Education support.

Torphichen Primary/Linlithgow Academy, St Marys (Bathgate)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 The site lies to the south of Castlethorn, fort and standing stones 500m ESE of Torphichen Mains (SM11242). We have concerns that development of the entire development area may have an adverse impact upon the setting of the monument. The setting can be characterised as open panoramic views over the surrounding countryside with a topographic relationship with the land form to the south. The monument is located on higher ground on a prominent knoll which forms part of the Torphichen Hills. The land falls away to the south towards Cathlaw Lane to a valley of an unnamed watercourse before rising again to the Hilderston Hills. There may be the potential to accommodate development on the south edge of this allocation. In the latter instance we would be content that the appropriate national and local policies should be able to mitigate any potential adverse impacts.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Bathgate Primary Care Centre

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Torphichen and Westfield have no practice at the moment and likely feed to Bathgate or Linlithgow. Torphichen residents mostly register with Linlithgow and Bathgate practices. Westfield residents are predominantly registered with Armadale.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the TORPHICHEN waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

- 14-Mar-12 SEPA would require that a Flood Risk Assessment be submitted for this site as development would increase flood risk potential to this site and other sites. There is also complex hydrology with watercourses culverted within development site. The developer should investigate the possibility of opening these culverts to natural channel on the condition that it does not increase the risk of flooding to neighbouring areas. No development should occur on top of the culvert in line with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' guidance.
-

SEPA - Water Environment

14-Mar-12 The nearest significant water body is Brunton Burn that forms part of the site boundary. A minimum 6m buffer would be required from the development to the burn, but there are no restoration opportunities. The Brunton Burn is impacted by a number of sewage discharges from the properties immediately west along Cathlaw Lane. This is an opportunity to connect these private systems into the public sewer and convey to Torphichen Sewage Treatment Works.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 The site does not add to the quality of employment land supply, however, a small local allocation for business use may have merit.

WLC Education

09-Jul-12 No Education support / Capacity at Torphichen Primary is constrained and roll is already rising. Update at 23 May 2013 - education capacity constraint also at secondary school level.

WLC Environmental Health

19-Jun-12 Commercial element may not be compatible (noise) with existing residential to East.

WLC Flood Risk Assessment

18-Jan-13 Flood Risk Assessment would be required. There would be issues and concerns and run off would also be a significant issue.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access onto Cathlaw Lane. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of Community Recycling Centre sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site, located to the east of the existing housing on Cathlaw Lane. It is worth noting that the plot is less than 130m south of the scheduled earthwork at Castlethorn, meaning that any development proposal should also take account the potential effect of buildings on the setting of this monument. In addition, the site is located reasonably close to the site of St John's Well, said to have provided water for the Preceptory at Torphichen. The site was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation. This would need to be assessed should development be proposed.

AITKEN BROTHERS C/O MR & MRS AITK

26 March 2014

Residential/Transport improvements/Community Benefits/ Recreation and Education, 50 units (site area 20ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

Priority is given to brownfield land being developed in the Strategic Development Plan and this is a greenfield site.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

There are education capacity constraints within the area which prevent development of this site.

Development of this site would constitute an intrusive physical expansion of Linlithgow, well beyond the limit of development, out with the settlement envelope of the town, which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive due to site levels and vehicular access to the site may not be straightforward.

The site also lies within a candidate Special Landscape Area (cSLA) as proposed in the West Lothian Local Landscape Designation Review.

Appropriate flood risk mitigation and off site drainage to Linlithgow Loch would be required if the site were to be developed.

Low Port Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

One of the key characteristics of the Union Canal is the alternation between rural and urban settings, and increased development along the rural sections of the canal has the potential to lead to a cumulative erosion of that character. Additionally, such development may bring pressure for supplementary crossings, which could potentially have adverse direct and/or indirect impacts on the scheduled canal. We request that you give these points consideration when assessing the suitability of proposed sites close to the canal.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.

Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water mains extensions will be required.

In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

- 14-Mar-12 SEPA would require the submission of a Flood Risk Assessment for this site which assesses the flood risk from the small watercourse which flows along the western boundary. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. Consideration should also be given to the steep topography of the site to ensure adequate drainage mitigation is implemented. Development on this site could lead to flood risk to this site and out with the site. Water resilient measures are recommended within the site.
-

SEPA - Water Environment

- 14-Mar-12 There is no significant water body on or near the site and there would be no requirement for a buffer strip and there are no restoration opportunities. Existing houses on Edinburgh Road are on septic tanks and impact on Linlithgow Loch via the Bells Burn. This development should connect these discharges into the foul sewer. Surface water from this site discharges to Linlithgow Loch therefore a high level of SUDS treatment is needed for surface water run off from the site.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Old quarry situated on site. Site Investigation likely to be required.
-

WLC Economic Property Development

- 21-Jun-12 No comments.
-

WLC Education

- 09-Jul-12 No Education support - site would impact on Linlithgow Academy and will require bussing and this has attendant cost implications.
-

WLC Environmental Health

- 19-Jun-12 Potential air quality impact for the centre of Linlithgow.
-

WLC Flood Risk Assessment

- 18-Jan-13 A Flood Risk Assessment is required for this site. Sewer needed, major water quality problems, steep hillsides and major issues of interception and mitigation could be overcome. Biggest barrier to the site being developed could be impact on water quality of Linlithgow Loch needing improved as the site is within the catchment. Septic tanks within the site would also need to be removed.
-

WLC NETS and Land Services

- 12-Jul-12 No comments.
-

WLC Transportation

- 27-Nov-13 Access off Edinburgh Road; some minor works may be required. See also Transportation Background Paper to the Main issues Report (MIR) for further details.
-

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this area. Comparison with the 1st edition OS map indicates that Porterside Farm was already in place by this period. Other than this, the 1st edition depicted an old quarry to the south of the farm, and a well to the north of it. However, the majority of the plot was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

MR GEORGE CLARK

18 November 2013

Residential use 60 units (site area 4.24ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance on a northern field forming part of this submission. Development on the remainder of the site would represent an overly significant intrusion into the Livingston Countryside Belt.

The site provides a natural infill between the existing residential areas.

Williamston Primary/James Young High (The), St Pauls/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water mains extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions may be required.

SEPA - Flooding

- 14-Mar-12 SEPA require the submission of a Flood Risk Assessment for this site and development of this site would lead to an increased potential of flooding to this site and out with this site, due to the flood risk from the small watercourse that flows through the site. Due to steep topography, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance to the site is the Linhouse Water and Camilty Burn. There is no requirement for a buffer strip and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records from site. Sited on opposite side of railway from Linhouse Valley SSSI. No connectivity with SSSI, impacts unlikely. Some remnant field boundary features within site could form the basis of green infrastructure. Existing informal network of paths to the east offers good opportunity for linking to wider access provision and adding value.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Old gravel pit on site will require investigation.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - site adjacent to existing WLLP allocation HLv59.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No issues, Flood Risk Assessment is required.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Existing access onto unclassified road. Link road connection required through the Murieston area to allow development sites to come forward. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been identified from within this site. Comparison with the 1st edition OS map indicates that the farmstead of Wellhead was already in place by the mid 19th century, and the settlement is also shown on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that occupation on the site pre-dates the period of widespread agricultural improvement. The 1st edition also depicted a gravel pit in the area to the west of the farm, but this was no longer mapped by the time of the 2nd edition. Other than this, the area appears to have been largely undeveloped Greenfield for at least the last 150 years, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

MR & MRS WALKER

07 July 2014

Community Facilities, care home and parking (site area 1ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

Development of this site would be visually and environmentally intrusive and detract from the rural character of the site and its surroundings.

Development could be prejudicial to the continued development of the CDA which the Council is committed to supporting.

There are concerns regarding access via Hartwood Road and the impact of development on the local road network into West Calder and vehicular access to the site could be challenging.

There is a small watercourse in very western tip of development site which may pose a risk of flooding and SEPA would require that a Flood Risk Assessment and Drainage Assessment be submitted.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: West Calder Medical Practice

There is some capacity at this location which should also be able to cater for the Livingston and Almond Valley core development area (CDA) centred on Polbeth.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment and Drainage Assessment be submitted for this site. There is a small watercourse in very western tip of development site which may pose a risk of flooding. The vast majority of site is developable however.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is The Breich Water that is some distance from the site. No buffer strip is required and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 All West Calder sites drain into culvert; particular problems at the southern end of the town, no natural watercourses in that area. Catchment study also done in West Calder. Some issues of water run-off from the site, would need engineered out.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for location.

WLC Transportation

27-Nov-13 New access required off Hartwood Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. It is located outside the area of increased archaeological sensitivity associated with the historic core of West Calder, and the area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps. While the area immediately to the west may have undergone some earthmoving associated with the creation of the football pitch, this does not appear to have significantly affected the site, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

STRAWSON J4 M8 LTD

29 July 2014

Storage and distribution (class 6), office and light industry (class 4), ancillary hotel (class 7) and retail (class 1) uses on site with area of 89.27Ha (existing WLLP allocation EBg7 and within employment area boundary)

Yes **Prime Quality Agric Land****Conclusions:**

Mixed

Class Description

3.2

The site is allocated for development in the West Lothian Local Plan and contributes towards to established employment land supply for West Lothian.

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site contributes towards this.

The site benefits from planning permission. Support is however not provided for class 1 retail or class 7 hotel use. There may be some support conferred to limited class 4 uses on the site beyond the existing overall class 6 storage and distribution allocation in the adopted West Lothian Local Plan 2009.

Blackburn Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Bathgate Primary Care Centre
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.
- In terms of waste water treatment the site is served by the AVSE PFI BLACKBURN waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment and Drainage Assessment for this site as development of this site will increase flood risk potential to this site and out with this site. There are multiple small drains within the site and a potential culverted watercourse flows through the site which requires consideration. Consideration should be given to Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' which states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active"
-

SEPA - Water Environment

- 14-Mar-12 The nearest significant water body to the site is the Boghead Burn. no buffer strip would be required as this site is partially built out and there are also no significant restoration opportunities. The north side of this site drains to a pond. The south side drains to the River Almond. All this site is drained to SUDS wetlands, however upstream SUDS is also needed dependent on the land use type that this would be allocated for.
-

SNH

- 14-Feb-12 European Protected Species recorded on site. Some opportunities to create green infrastructure. Existing SUDS at J4M8 considered good example, recommend basing new infrastructure on this example.
-

Transport Scotland

19-Sep-11 There are numerous sites that could have the potential to impact upon the M8 Junctions 3 and 4. A cumulative appraisal of any potential impact at these junctions should be undertaken. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified. Development of the site could potentially on Junction 4 of the M8.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 Most of the site is brownfield, contains employment site EBg7 in the adopted West Lothian Local Plan 2009 and is within an employment area under policies EM5 and 6. Approved masterplan for whole site as part of outline consent. Small part of the site is previously rehabilitated brownfield land.

WLC Economic Property Development

21-Jun-12 Support in principle for class 4 and class 6. No support for class 1 or class 7.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Issues addressed through SUDs, some flooding issues. Culvert to the north, with limited capacity. To the south, there is a culvert below the M8 and into the River Almond. The Aldi Development is at risk as it is built at too low a level. Culvert at the Wester Inch site would need to be increased to address problems. A Flood Risk Assessment would be required for the remainder of the site.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for location.

WLC Transportation

27-Nov-13 Use existing access at Pottishaw and J4M8. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 One site has been recorded from within the area, the site of a former farmstead named "Strand" that was depicted on the 1st edition OS map. This structure no longer appears on modern OS maps, though its former presence is recorded in the name of the adjacent Strand Drive. Although the area appears to have been largely unaffected by development until the 20th century, modern OS maps indicate the presence of several large factory- or warehouse type buildings on the site, together with associated road infrastructure, and it is apparent that significant amounts of earth-moving have also taken place in relation to landscaping work. This will have reduced the potential for buried deposits to survive, though there may be areas of the site that have been less affected by work of this type.

CEMEX LTD

02 July 2014

Residential use 200 units, but site could potentially accommodate up to 500 units (site area 40ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

The site is physically prominent and exposed (with notable level differences) and its development would represent a significant intrusion into the landscape. The site also lies beyond the settlement boundary of Linlithgow, as defined in the adopted West Lothian Local Plan (2009), and is regarded as being too remote/detached from existing development and services, rendering it an unsustainable location for housing.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and there are other more suitable sites available for development.

The site is too remote from existing development and outwith the existing settlement boundary of Linlithgow. Development of the site would constitute intrusive physical expansion and would be visually and environmentally intrusive. The site lies within an AGLV and is visually sensitive, serving as an attractive backdrop to the town.

The site also lies within a candidate Special Landscape Area (cSLA) as proposed in the West Lothian Local Landscape Designation Review.

There are education capacity constraints within the area which prevent development of this site. Access may be problematic.

The site is also located within the Battle of Linlithgow Bridge Inventory Battlefield as identified by Historic Scotland. If development were to be supported further detailed discussions and consultation with Historic Scotland would be required. The site also has potential to be designated as a Local Biodiversity Site.

Linlithgow Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 The site is located within the Battle of Linlithgow Bridge Inventory Battlefield; the Inventory entry for this battlefield can be seen at <http://data.historic-scotland.gov.uk/pls/htmlldb/f?p=2500:15:0:::BATTLEFIELD:linlithgowbridge>. This entry describes our current understanding of the battlefield and how it relates to the landscape and surrounding area. We assume that any development of this site is likely to begin adjacent to existing housing and infrastructure, at the north east end of the site. As noted in the inventory description, we currently believe that much of this area played a significant role in the battle and this should be considered when evaluating the deliverability of this allocation. Indeed, whilst we consider that there is capacity for some development of the site, in view of potential effects on the battlefield, it may not be possible to achieve the densities proposed. If this site is brought forward as a preferred development location further discussion prior to MIR stage would be welcomed.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water mains extensions will be required.

In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

- 14-Mar-12 SEPA require the submission of a Flood Risk Assessment (FRA) for this site. Development of this site would lead to an increased risk to flooding on this site and outwith the site. A FRA is required which assesses the flood risk from the River Avon which flows along the northern boundary and the Cauld Burn which flows along the western boundary. The development site will likely be constrained due to flood risk. The Union Canal flows adjacent to the site to its south and SEPA would recommend contact is made with British Waterways to establish whether there is a risk of flooding. Consideration should also be given to the potential flood risk from the Union Canal and the incorporation of flood mitigation measures. Water resilient measures are recommended for this site.
-

SEPA - Water Environment

14-Mar-12 The nearest significant water body to the site is the River Avon which runs along the northern boundary of the site. A 12m-20m buffer from development to the River Avon would be required. There are also no restoration opportunities and there is also a large pond at the northern end of the site.

SNH

14-Feb-12 A biodiversity assessment is required for this site, given its rural location and there are protected species in the locality.. Focus green infrastructure on existing waterbody on site and woodland within the site and on boundary.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Site situated adjacent to Brookfield Metals. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support as the scale of development is too large.

WLC Environmental Health

15-Feb-12 Potential noise impact from existing industrial use. Potential air quality impact for Linlithgow centre.

WLC Flood Risk Assessment

05-Dec-13 There is a flood risk, given presence of a water body in the site. More information required. Flood Risk Assessment required. Update 05/12/13 - Because of location on the west side of Linlithgow, development related drainage is less problematic.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access off the A706 would be problematic; visibility issues. Preferred access via the B8029 Mill Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Three sites have been recorded within the area. The Ordnance Survey Object Name Book of 1856 recorded that several "stone coffins" (cists) containing human remains were dug up on Peace Hill when the railway was being built in 1840. The area is also likely to form part of the battlefield associated with the Battle of Linlithgow Bridge, 1526. The final site recorded from within the plot is the former Linlithgow Burgh Mills, which were situated S of Linlithgow Bridge on the E bank of the River Avon and close to the base of the Avon Viaduct. It is likely that any proposal to develop this site would result in significant archaeological issues, in particular in relation to the site of the Battle of Linlithgow Bridge and the potential for burials to be present.

GEORGE CLARK & IAN CLARK

18 November 2013

Mixed use but primarily residential development (site area circa 20ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance on a northern field forming part of this submission. Development on the remainder of the site would represent an overly significant intrusion into the Livingston Countryside Belt.

The site provides a natural infill between the existing residential areas.

Williamston Primary/James Young High (The), St Ninians/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.
- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water mains extensions may be required.
- In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require the submission of a Flood Risk Assessment for this site and development of this site would lead to an increased potential of flooding to this site and out with this site, due to the flood risk from the small watercourse that flows through the site. Due to steep topography, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance to the site is the Linhouse Water and Camilty Burn. There is no requirement for a buffer strip and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records from site. Sited on opposite side of railway from Linhouse Valley SSSI. No connectivity with SSSI, impacts unlikely. See comments at site EO1-0051.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Old gravel pit on site will require investigation.

WLC Economic Property Development

21-Jun-12 A small local allocation for employment use may be appropriate if planning permission were to be granted for a mixed development.

WLC Education

09-Jul-12 Education support - if less than 1000 units developed in this catchment. St Ninians RC Primary School could be extended.

WLC Environmental Health

04-Apr-13 Potential mitigation required at south boundary for railway noise.

WLC Flood Risk Assessment

15-Feb-12 No issues, Flood Risk Assessment is required. Some minor flooding on site, pluvial/fluvial, minor issues, could be resolved.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Existing access onto unclassified road. Link road connection required through the Murieston area to allow development sites to come forward. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been identified from within this site. Comparison with the 1st edition OS map indicates that the farmstead of Wellhead was already in place by the mid 19th century, and the settlement is also shown on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that occupation on the site predates the period of widespread agricultural improvement. The 1st edition also depicted a gravel pit in the area to the west of the farm, but this was no longer mapped by the time of the 2nd edition. Other than this, the area appears to have been largely undeveloped Greenfield for at least the last 150 years, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

EOI-0056**Preferred****Mid Street, Bathgate****Status****Current**

G McMAHON, ADENVIEW LTD

22 July 2014

Residential use (including mainstream housing and retirement homes)

No **Prime Quality Agric Land****Conclusions:****Brownfield****Class Description**

The site is brownfield within the existing settlement envelope. The council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland.

The site owner supports the redevelopment of the site for residential development and has advised that the site will be released for development. The timing of the disposal will be dependent on achieving planning consent.

Balbardie Primary/Bathgate Academy, St Marys (Bathgate)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Bathgate Primary Care Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA do not require the submission of any Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest significant water body to the site is the Boghead Burn. No buffer strip is required and there are also no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - for 2 or 3 plots also or flats. Could be part of a wider allocation?

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

10-Jul-12 No apparent issues.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access via existing onto Mid Street. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. It is located outside the area of increased archaeological sensitivity associated with the historic core of Bathgate. Current aerial photographs indicate that it has been previously affected by modern development and demolition, and this, combined with the small scale of the site, suggests that it is unlikely to raise a significant archaeological issue.

MUIR HOMES

08 July 2014

Hotel use (class 7) (site area of 0.79ha)

No Prime Quality Agric Land

Conclusions:

Mixed

Class Description

The site is partly brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan. However, part of the site is greenfield and is protected open space under the adopted West Lothian Local Plan, providing general amenity to the locality.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

The site has been the subject of a recent appeal decision for residential development. the appeal was dismissed.

The development plan would also not ordinarily allocate sites for hotel use.

Carmondean Primary/Deans Community High, St John Ogilvie/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 1m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water mains extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

14-Mar-12 SEPA do not require the submission of any Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water bodies of any significance to the site are the Brox Burn and the Beugh Burn, that are some distance from the site to the north and south respectively. There is no requirement for any buffer strips and there are also no restoration opportunities.

SNH

14-Feb-12 No records. Potential for inter-linked sites with EOI-0058 - 0060?

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No apparent issues. The site drains further east outwith the site and would need engineered out.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

12-Apr-13 See Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 This plot is located directly to the east of a former farmstead named Knightsridge, which was depicted on the 1st edition OS map. Although the present farm was built in 1831, while Knightsridge House (which is B-listed) was built in 1851, the name of Knightsridge was first mentioned in 1606, and is likely to have originated from a portion of land here having belonged to the Knights of St John at Torphichen. It has been suggested that there was an earlier mansion in the area to the north of the current farm, and there is some potential that evidence for it may still survive below ground level. While it is apparent that part of the current plot will have been disturbed by the creation of the modern car park, and that landscaping associated with the golf course may also have had some impact, there is therefore some potential for significant archaeological material to survive in the area.

MUIR HOMES

18 November 2013

Residential use (site area 0.72ha)

No Prime Quality Agric Land

Conclusions:

Mixed

Class Description

The site is partly brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan. However, part of the site is greenfield and is protected open space under the adopted West Lothian Local Plan, providing general amenity to the locality.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

There are education capacity constraints within the area which prevent development of this site. Access to the may also be problematic.

Carmondean Primary/Deans Community High, St John Ogilvie/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water mains extensions may be required. There is a 21" and an 182 trunk main crossing the site.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required. There is waste water pipework crossing the site.

SEPA - Flooding

14-Mar-12 SEPA do not require the submission of any Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water bodies of any significance to the site are the Brox Burn and the Beugh Burn, that are some distance from the site to the north and south respectively. There is no requirement for any buffer strips and there are also no restoration opportunities.

SNH

14-Feb-12 No records. Potential for inter-linked sites with EOI-0057 - 0060?

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - capacity issues at Carmondean Primary School and St John Ogilvie Primary School, significant extensions would be required in terms of classrooms at each school and also a gym hall at Carmondean. Capacity at Deans High School and St. Margaret's Academy.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No apparent issues.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Vehicular access via Golf Course Road where capacity issues are likely to arise. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 This plot encompasses the current unroofed farm buildings of Knightsridge and would raise similar potential issues to those identified in relation to EO1-0057. In addition, there may be a need for some form of building recording, should the derelict farm buildings be proposed for demolition, in order to determine whether any fragments of earlier stonework have been incorporated into their fabric.

MUIR HOMES

18 November 2013

Residential use (site area 1.36ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The site is partly brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan. However, part of the site is greenfield and is protected open space under the adopted West Lothian Local Plan, providing general amenity to the locality.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

The site has been the subject of a recent appeal decision for residential development. the appeal was dismissed.

There are education capacity constraints within the area which prevent development of this site.

Carmondean Primary/Deans Community High, St John Ogilvie/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water mains extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions may be required.

SEPA - Flooding

14-Mar-12 SEPA require the submission of a Flood Risk Assessment (FRA) for this sitea development of this site could lead to a flood risk to the site and/or out with the site. The FRA would require to assess the flood risk from the Beugh Burn which flows to the south of the allocation site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk

SEPA - Water Environment

14-Mar-12 The nearest water bodies of any significance to the site are the Brox Burn and the Beugh Burn, that are some distance from the site to the north and south respectively. There is no requirement for any buffer strips and there are also no restoration opportunities.

SNH

14-Feb-12 No records. Potential for inter-linked sites with EOI-0057 - 0060?

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - capacity issues at Carmondean Primary School and St John Ogilvie Primary School, significant extensions would be required in terms of classrooms at each school and also a gym hall at Carmondean. Capacity at Deans High School and St. Margaret's Academy.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 There are issues relating to drains on the site. A Flood Risk Assessment is required.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access required onto Deer Park Drive/Heights, however, capacity issues may arise. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 While this section of ground is likely to have formerly been part of the lands of Knightsridge, it is likely to be located too far from the reputed site of the earlier mansion for this to raise a significant archaeological issue.

MUIR HOMES

08 July 2014

Residential use (site area 7.23ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan. the site is greenfield.

The site lies within the Bathgate Hills and Avon Valley AGLV and is landscape of a high visual quality, but is not proposed to be part of a candidate Special Landscape Area (cSLA) as part of the Local Landscape Desingation Review, but nevertheless the site is elevated and exposed and development is likely to be highly visually intrusive on this site.

There is no education capacity available to support development of the site.

Carmondean Primary/Deans Community High, St John Ogilvie/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water mains extensions may be required. There are several large diameter water mains running through this site.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment be submitted for this site. Development of this site will lead to an increased flood risk to this site SEPA require the FRA to assess the flood risk from the small watercourse that flows through the site. Due to steep topography, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Consideration should also be given to the covered reservoir and overflow pond identified on the OS map.

SEPA - Water Environment

14-Mar-12 The nearest water bodies of significance to this site are the Brox Burn and the Beugh Burn. A buffer strip of 12m-20m is required to the watercourses and water bodies within and adjacent to this site. There is also a pond on this site, but this should not be used as a SUDS treatment facility. There are no restoration opportunities.

SNH

14-Feb-12 A biodiversity assessment would be required for this site as there is a history of protected species within the locality. Potential for inter-linked sites with EOI-0057 - 0059.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - capacity issues at Carmondean Primary School and St John Ogilvie Primary School, significant extensions would be required in terms of classrooms at each school and also a gym hall at Carmondean. Capacity available at Deans High School and St. Margaret's Academy.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 SW facility to west of site needs checked. Pond in woodland on the site. Set back from watercourse required. Scottish Water facility on western end of boundary (check SW consultation response) (site is covered reservoir). Possible development of this site in theory - site wont flood if developed in its own right, development could however generate run off from the site to effect other land out with the site, unless appropriately mitigated. It is noted that SEPA require a Flood Risk Assessment for the site.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access point at Gallagher Green, however, capacity issues on Golf Course Road require to be addressed. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site, and as with EOI-0059, it is likely to be too far from the reputed site of the former mansion of Knightsridge for there to be a high potential for material associated with it to be present. Comparison with the 1st edition indicates the presence of an old quarry within the wooded area to the north of Gallacher Green, but other than that, the area does not appear to have been substantially affected by previous development, meaning that it may retain some potential to produce buried deposits associated with earlier occupation.

LISA DRINNAN & JUDITH McDERMID

07 July 2014

Community Garden

No Prime Quality Agric Land

Conclusions:

Mixed

Class Description

This site has been withdrawn from the process but is not considered an appropriate use of these former employment buildings in this instance.

Parkhead Primary/West Calder High, St Marvs (Polbeth)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: West Calder Medical Practice

There is some capacity at this location which should also be able to cater for the Livingston and Almond Valley core development area (CDA) centred on Polbeth.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the LIVINGSTON waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA do not require the submission of any Flood Risk assessment or Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is the Killandean Burn and Harwood Water. There is no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Presence of contamination depends on the nature of agricultural use. Phase 1 study likely to be required.

WLC Economic Property Development

21-Jun-12 Site to be developed for community garden.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No comments as site withdrawn.

WLC Flood Risk Assessment

15-Feb-12 Not aware of any issues.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Existing access onto the A71 and the unclassified road to Polbeth. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site.

MACTAGGART & MICKEL HOMES

15 November 2013

Residential use circa 60 units (site area 0.64ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland.

The proposal is supported as infill development within the settlement envelope.

Planning permission has been granted on the site for a temporary car park.

Low Port Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Residential allocation 0062 (Edinburgh Road, Linlithgow) could encroach on the consultation zone of Morrison Bowmore's Linlithgow Bond (HSE Ref: 3878). Consultation is therefore required with the Health and Safety Executive, should an application be submitted.

NHS - Lothian

03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water mains extensions will be required.

In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment and Drainage Assessment for this site as development of it will lead to increased flood risk potential out with the site. There are numerous records of nearby surface water flooding in 2001, 2005, and 2008. The Union Canal flows adjacent to development site to the south and SEPA would recommend contact is made with British Waterways to establish whether there is a risk of flooding to the site from the canal.

SEPA - Water Environment

14-Mar-12 The nearest significant water body to the site apart from the Union Canal is Linlithgow Loch some distance to the west. As surface water discharge from this site is likely to flow into the Loch, a high level of SUDS treatment would be required.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Former garage. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - If there was a catchment review of Low Port & Springfield Primary Schools this would reduce potential capacity issues with other sites in the catchment.

WLC Environmental Health

12-Jun-12 Potential noise issues bordering railway.

WLC Flood Risk Assessment

05-Dec-13 Aware of Bells Burn and issues in Edinburgh Road in general. Possible issues for discussion with Linlithgow Loch Trust. Funding source for mitigation of flood risk may be possible. Significant issues on this site. Site would flood east of the site if developed into the cricket ground if developed and flood run off from the site would be a key issue. Significant mitigation would be required, but development of the site would be potentially feasible.

Update 05/12/13 - There is a significant flood risk and history of flooding associated with this site owing to its low lying nature. A Flood Risk Assessment and Drainage Assessment are therefore required for this site.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported on this site provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Existing access from Edinburgh Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Although no sites have been recorded from within the boundaries of this area, it is located just to the west of the likely site of the former St Magdalene's Hospital. This hospital, dedicated to St Mary Magdalene, was first mentioned in 1335, and may have provided for pilgrims, an interpretation that is based on the proximity of the site to Pilgrims' Hill. According to a charter of 1528, this was a hospital for the poor, with an associated chapel and cemetery, though it has also been suggested that it may have been a leper's hospital governed by the Lazarites. The 1st Edition Ordnance Survey map of 1856 depicted a large L-shaped building, annotated as 'St Magdalens', as occupying the site to the east of the site during the mid-19th century, though it is unclear whether this represents the survival of a structure associated with the medieval hospital, or is simply a continuation of the place-name. While the supposed location of the hospital is now largely occupied by a warehouse, the construction of which is likely to have removed much of the archaeological material that may have existed on the site, given the possible presence of a medieval cemetery and the associated risk that there may be human remains surviving in situ, it is likely that any development that required substantial ground disturbance would raise an archaeological issue.

MANORLANE IN ADMINISTRATION (KP

02 April 2014

Residential use, mixed use and retail (neighbourhood centre)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The site is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. The site owner/developer has confirmed intention to bring the site forward within the LDP plan period. The retail (neighbourhood centre) is intended to be retained as part of the HBr8 site.

Blackridge Primary/Armadale Academy, St Anthonys/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Blackridge Health Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

The existing Blackridge health centre was refurbished 3-4 years ago but would benefit from further upgrading works. It does, however, have sufficient accommodation for current population needs.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the BLACKRIDGE waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 There is no requirement for a Flood Risk Assessment and a Drainage Assessment for this site. The allocation is adjacent to Barbauchlaw Burn flood envelope therefore SEPA recommend consideration of flood mitigation measures. Water resilient measures are recommended for this site.

SEPA - Water Environment

14-Mar-12 The nearest significant water body to the site is the Logie Water. There is no requirement for a buffer strip and there are also no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 The site may have merit for use classes 4, 5 or 6 provided there is no adverse effect on the ability to bring forward established sites.

WLC Education

09-Jul-12 Education support.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No Flood risk.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access onto A89. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. The site was depicted as being undeveloped ground on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with previous phases of occupation.

SCOTYRE

25 November 2013

Residential/retail use (site area 1ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is allocated for development in the West Lothian Local Plan and contributes towards to established employment land supply for West Lothian.

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site contributes towards this.

Broxburn Primary/Broxburn Academy, St Pauls/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 3 houses or two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity.
-

SEPA - Flooding

- 14-Mar-12 There is no requirement for a Flood Risk Assessment or Drainage Assessment for this site. Development of this site will increase flood potential to this site and outwith the site if it is developed. The Union Canal flows adjacent to development site and SEPA would recommend contact is made with British Waterways to establish whether there is a risk of flooding. Consideration should be given to the potential flood risk from the Union Canal and the incorporation of flood mitigation measures. Water resilient measures are recommended also.
-

SEPA - Water Environment

- 14-Mar-12 There is no significant water body nearby the site and there is no buffer strip or restoration opportunities. Surface water drainage from Greendykes is problematic. A robust site solution is required so as to not add to existing problem.
-

SNH

- 14-Feb-12 No records. Potential links to Union Canal towpath.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Part of former Candleworks site. Likely to be contamination issues. Site Investigation will be required.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - keep as part of the existing CDA mixed use allocation.

WLC Environmental Health

19-Jun-12 If residential potential noise impact from existing industrial use.

WLC Flood Risk Assessment

15-Feb-12 There is a history of flooding on this site, Scottish Water are undertaking some work on the site and there should be no significant flood risk issue.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access through Greendykes Industrial Estate using existing route. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this area, though it is located just to the north of the Union Canal, which is legally-protected as a scheduled monument. However, it is unlikely that development on the site would have a direct impact on the canal or any associated structures. Comparison with the 1st edition OS map indicates that the site was undeveloped in the mid 19th century, though the canal and the line of Greendykes Road were already in place. By the time of the 2nd edition, however, the site was largely occupied by a series of apparently industrial structures, and its northern edge was crossed by the line of a tramway or mineral railway. These structures appear to have formed part of the Broxburn Oil Works, and were also shown on the 3rd edition. On modern OS maps, the northern part of the site is occupied by a large brick-built shed, while the southern end appears as scrubby waste ground. It is possible that elements of the former oil works may survive, particularly in this section of the site.

Land at Bridgend Farm, Bridgend

Status

Current

MR TOM WILSON

09 July 2014

Residential, 30-40 units (site area 2.7ha)

Yes **Prime Quality Agric Land****Conclusions:**

Greenfield

Class Description

2

Development of the site contributes towards the council's emerging Regeneration Strategy which seeks to address a number of key outcomes of reducing inequality, improving health and well-being, increasing employment opportunities, improving education and skills and carrying out environmental improvements. This is particularly applicable to communities located in the west of West Lothian by providing a different housing mix through allocating sites for private sector investment and assist in achieving more balanced communities.

Bridgend Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Bridgend feeds into the Linlithgow catchments where the existing facility is Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the BRIDGEND waste water treatment works (WWTW) where there is sufficient capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA recommend that a Flood Risk Assessment is submitted for this site which assesses the flood risk from the small watercourse which flows along the southern boundary. Consideration should also be given to any culverted watercourses within/nearby the site. There is also the potential that this site could lead to increased flood risk potential out with this site.
-

SEPA - Water Environment

- 14-Mar-12 There is no water body of any significance close to this site. A buffer strip of 6m would however be required from development to the watercourse at the southern end of the site. No WFD pressure however straightened burn could be enhanced. There could be a restoration opportunity to enhance the straightened burn.
-

SNH

- 14-Feb-12 No records. Potential green network link to existing woodland to south of the site.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - capacity issues at St Josephs RC Primary School, Linlithgow, the catchment RC Primary school but there is capacity at Bridgend Primary School.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 Would require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the southern boundary. Consideration should also be given to any culverted watercourses within/nearby the site. Flood Risk Assessment is submitted for this site which assesses the flood risk from the small watercourse which flows along the southern boundary. Consideration should also be given to any culverted watercourses within/nearby the site. There is also the potential that this site could lead to increased flood risk potential out with this site.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access off Auldhill Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of Community Recycling Centre sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this area. The site was depicted as being undeveloped ground on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with previous phases of occupation.

MR HUGH KELLY

07 July 2014

Residential use (site area 0.95ha)

No Prime Quality Agric Land

Conclusions:

Mixed

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this, although part of the site is acknowledged as being brownfield.

Development of this site would be visually and environmentally intrusive and detract from the rural character of the site and its surroundings.

Development could be prejudicial to the continued development of the CDA which the Council is committed to supporting.

There are concerns regarding access via Hartwood Road and the impact of development on the local road network into West Calder. Vehicular access to the site could be challenging.

There is a history of flooding to the north of the site that would require engineering works.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

There is no education capacity available to support development of the site.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: West Calder Medical Practice

There is some capacity at this location which should also be able to cater for the Livingston and Almond Valley core development area (CDA) centred on Polbeth.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA do not recommend any requirement for either a Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the Killandean Burn /Harwood Water. There is no requirement for a buffer strip and there are also no restoration opportunities.

SNH

14-Feb-12 No records. Potential enhancement of adjacent shelterbelt to east of site?

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - Capacity is already taken up by the CDA allocations, particular capacity issues at Parkhead Primary school.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 All West Calder sites drain into culvert; particular problems at the southern end of the town, no natural watercourses in that area. Catchment study also done in West Calder. Issues of surface water run-off from the site. There is a history of flooding to the north of the site that would require engineering works. Development of the site could be feasible however.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for location.

WLC Transportation

27-Nov-13 Access off existing onto Hartwood Road or new access to the north onto Hartwood Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this area, which was depicted as undeveloped ground on the 1st, 2nd and 3rd edition OS maps. Current maps indicate that the site is now partially occupied by Kirkfield House and a number of small breezeblock-built garages or sheds. While construction of the house and these sheds is likely to have had some impact on any buried archaeological material that may have been present in these sections of the site, the majority of it appears to remain as relatively undisturbed Greenfield, meaning that it retains some potential to produce sub-surface archaeological deposits.

Site at Binns Mill, East Philpstoun

Status

Current

AITHRIE ESTATES

11 July 2014

Leisure Uses (site area 0.95ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements.

The site is located within an area of special agricultural importance and is prime quality agricultural land. Development would result in visual intrusion. The site is also within the existing Forth Coast AGLV and is also in the candidate Special Landscape Area (cSLA) of Forth Coast and its development would detract from these designations.

There are infrastructure issues associated with this site.

Bridgend Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

The site is on the periphery of House of Binns Inventory Designed Landscape and is on a key approach to the GDL. We are content that with robust application of national and local policy, development with a low visual impact could be accommodated without significant adverse impacts.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Linlithgow Health Centre/Strathbrock Partnership Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site.

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment there is no facility in the vicinity of the site.

SEPA - Flooding

14-Mar-12 SEPA require the submission of a Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body of significance is the Pardovan Burn, however there is the Midhop Burn that runs north of the site. There is no requirement for either a buffer from development To Midhope Burn and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment and Drainage Impact Assessment are required. Land levels lower than road and run off would occur.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Existing access onto A904 is problematic. New access point required. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Although no sites have been identified from within the site itself, it is recorded that a number of stone coffins or cists were found near the hillock by the gate to The Binns, known as the Black Lodge. The grid reference assigned to this site, NGR 305750, 677810, falls just outside the SW corner of the site, and it is possible that the burials may extend into the site. A second site, recorded as a cropmark of an L-shaped ditch, has been recorded from the field immediately to the south of the SE corner of the plot. Again, while this does not appear to fall within the plot itself, it suggests the potential for buried deposits to be present. Comparison with the 1st edition OS map indicates that the area was largely undeveloped farmland in the mid 19th century, though a track was shown running through the centre of the site to Binns Mill. This track was also shown on the 2nd and 3rd editions, while a lodge and a pump were also shown on the 2nd edition, at the southern end of the track. The site was depicted as being undeveloped ground on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with previous phases of occupation.

Land at east of Woodside Place, Bridgend

Status

Current

AITHRIE ESTATES/ROSEBERY ESTATES

09 July 2014

Residential (including mixed use) (site area circa 5ha)

Yes **Prime Quality Agric Land****Conclusions:**

Mixed

Class Description

3.1

The east part of the proposal site is in the countryside, forms part of the AGLV and is separated from the village by a mature woodland plantation. Development would result in visual intrusion into the countryside.

However, development of the site could contribute towards the council's emerging Regeneration Strategy which seeks to address a number of key outcomes of reducing inequality, improving health and well-being, increasing employment opportunities, improving education and skills and carrying out environmental improvements. This is particularly applicable to communities located in the west of West Lothian by providing a different housing mix through allocating sites for private sector investment and assist in achieving more balanced communities.

Bridgend Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Bridgend feeds into the Linlithgow catchments where the existing facility is Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water mains extensions will be required. A water impact assessment (WIA) will be required.

In terms of waste water treatment the site is served by the BRIDGEND waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require that a Flood Risk Assessment be submitted for this site which assesses the flood risk from the small watercourse which flows along the eastern boundary. Consideration should also be given to any culverted watercourses within/nearby the site. We would recommend investigation into any potential culverts on-site and highlight Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' which states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active". Development of this sit could increase flood risk potential to this site and out with this site.
-

SEPA - Water Environment

- 14-Mar-12 Nearest Waterbody: not listed / Waterbody within or near boundary : Yes: forms part of site boundary / Buffer strip required : Yes: 6m buffer / Restoration Opportunities : Yes / Comments :

A 6m wide buffer strip would be required from any development to the watercourse on the east site of the site and there could be some restoration opportunities for this watercourse through this development. Planned development in Bridgend would take Bridgend Sewage Treatment Works to limit of current capacity however no sewage pressures on water body 3401. Straightened burn could be enhanced.
-

SNH

- 14-Feb-12 No records. As per EOI-0065, shelterbelt adjacent to site could be linked to. West section of the site currently allotments, recommend retention.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Shale mine to south east of site. Allotment on site. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - capacity issues at St Josephs RC Primary School, Linlithgow, the catchment RC Primary but there is capacity at Bridgend Primary School.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 Both a Flood Risk Assessment and Drainage Assessment are required. Could be significant agricultural run off to the site from surrounding fields. Site remote enough from Haugh Burn not to flood. Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows along the eastern boundary. Consideration should also be given to any culverted watercourses within/nearby the site. We would recommend investigation into any potential culverts on-site and highlight Planning Advice Note 69 Planning and Building Standards Advice on Flooding' which states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active".

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via existing onto Auldhill Road. Junction improvements required. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the site. The area was depicted as largely undeveloped on the 1st and 2nd edition OS maps, though an old quarry was depicted at the southern end of the more easterly of the two plots. By the time of the 3rd edition, a section of mineral railway was shown running generally east-west across the ground, while an old shale mine was shown just outside the southern boundary of the site. A second shale mine, apparently still in use in the early 20th century, was also depicted on the 2nd edition, located in the shelter belt to the east of Woodside Place. The line of the former mineral railway is still visible on modern aerial photographs, which show that the western area of the site is now used as allotments, while the eastern appears to remain as largely undeveloped Greenfield, suggesting that it may retain some potential to produce buried deposits associated with previous occupation.

HOPETOUN ESTATE TRUST / AITHRIE ES 11 July 2014

Rural Leisure/holiday accommodation, (site area 60ha)

Yes Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

2

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements.

The site is located within an area of special agricultural importance and is prime quality agricultural land. Development would result in visual intrusion.

There are infrastructure issues associated with this site.

Bridgend Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
- The site lies in close proximity to the Union Canal. One of the key characteristics of the Union Canal is the alternation between rural and urban settings, and increased development along the rural sections of the canal has the potential to lead to a cumulative erosion of that character. Additionally, such development may bring pressure for supplementary crossings, which could potentially have adverse direct and/or indirect impacts on the scheduled canal. We request that you give these points consideration when assessing the suitability of proposed sites close to the canal.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
- Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Linlithgow Health Centre/Strathbrock Partnership Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site.

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served in the west by the PHILPSTOUN waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required. To the east the site is served by NEWTON SEP where there is limited capacity

SEPA - Flooding

- 14-Mar-12 SEPA recommend that a Flood Risk Assessment be submitted for this development which assesses the flood risk from the small watercourse along the southern boundary. The majority of site appears developable.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body is the Pardovan Burn. The Union Canal also traverses the northern boundary of the southern larger part of this site. Scottish waterways should be contacted for their views. No buffer strip is required and there are no restoration opportunities.
-

SNH

14-Feb-12 A biodiversity assessment of the site is required as the site is rural and there are records of protected species in the area. Excellent opportunities for green network links to existing surrounding woodland. Good access opportunities with existing Lady's Walk and Union Canal towpath.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Craigton quarry, potential contamination. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 A Flood Risk Assessment requires to be submitted for this development which assesses the flood risk from the small watercourse along the southern boundary. The majority of site appears developable.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Existing access onto B8046 (west site) is problematic. Existing farm access to the east. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

27-Feb-12

Seven sites have been recorded in the SMR database from within this site. The eastern of them contains the site of Craigton Fort, described in 1855 as being "of earth, in which are embedded some large rough stones. On the N side it was almost inaccessible, and required no defences, but on the S and E the remains of two circular defences are quite distinct, also faint traces of an intermediate one." By 1926, the fort had been almost entirely quarried away, except for a small portion of a much spread rampart at the NE. Various querns, found during the demolition, were at Craigton House, and an axe-hammer from Craigton was in the NMAS, donated in 1828. When visited by the Ordnance Survey in 1974, it was reported that the remains of the fort had been entirely removed by quarrying. Also recorded from within this plot is a cropmark of an enclosure, identified on aerial photographs by the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS). In addition, a pit alignment was also identified on aerial photographs in the field immediately to the west of the site. While much of this plot has been affected by quarrying, which is likely to have entirely removed any archaeological material that may have been present within the quarried sections, it would seem to retain some archaeological potential. Of the sites recorded within the larger western area, four relate to elements of the Union Canal, two being bridges 36 and 37, a third being a pier and the other being a milestone. The canal forms the northern boundary of the site. The other site recorded from within this plot is the farmstead at Cockmuir. Comparison with historic OS maps indicates that the majority of this site has been undeveloped since at least the mid 19th century, though the 3rd edition did depict the Fawnspark Shale Mine at NGR 306230, 676533, together with an associated section of mineral railway. The fact that the majority of the site is composed of apparently-undisturbed Greenfield suggests that it would retain some potential to produce buried deposits associated with earlier phases of occupation.

TRUSTEES OF CHURCH OF SCOTLAND

15 November 2013

Residential use approximately 5 units (site area circa >1ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. The site is remote from main facilities and as such is not considered as a sustainable location. There are other more suitable sites available for development.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement and would also be visually and environmentally intrusive. Development could also impact on the setting of the village of Ecclesmachan.

There are education capacity constraints within the area which prevent development of this site.

If developed, water run off from this site would cause significant complications off site downstream also in terms of flooding.

Uphall Primary/Broxburn Academy, Holy Family/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

14-Mar-12 Due to steep topography located to the north of the allocation, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. There is a requirement therefore for a Flood Risk Assessment and Drainage Assessment. Development of this site could increase flood risk potential on this site and out with it. Water Resilient measures are recommended for this site. Development of this site would increase flood risk potential out with the site also.

SEPA - Water Environment

14-Mar-12 The nearest water body of significance is the Niddry Burn. There is no requirement for a buffer strip and there are no restoration opportunities. There is also a sewage pumping station nearby.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment is required for this site. There could be significant flood and run off issues from B8046 to the west. Development would not be insurmountable, but not a preferred site for development. Due to steep topography located to the north of the allocation, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access required onto the B8046. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 This site appears to represent a sub-set of EOI-044 and raises similar potential issues in terms of its proximity to the early church and historic core of Ecclesmachan.

Site west of Newton at Whitequarries, Newton

Status

Current

HOPETOUN ESTATE TRUST / AITHRIE ES

11 July 2014

Mixed use/business/retail/leisure/tourism uses (site area circa 0.7ha)

Yes **Prime Quality Agric Land****Conclusions:**

Mixed

Class Description

3.1

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements.

The site is remote from existing community facilities and infrastructure and would not contribute to sustainable development.

The site is also within the existing Forth Coast AGLV and is also in the candidate Special Landscape Area (cSLA) of Forth Coast and its development would detract from these designations.

The site is also physically and visually sensitive, being that it is partially within the boundary of Hopetoun House Inventory Designed Landscape and it is a concern that development could have a detrimental effect on the existing policy woodland.

In terms of infrastructure and site servicing, there is no waste water infrastructure in the area.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 The site is partially within the boundary of Hopetoun House Inventory Designed Landscape (GDL), and has the potential to have adverse impacts on the Designed Landscape, particularly in terms of affecting the existing policy woodland. This could be mitigated through amendment of the site boundaries to omit the area within the GDL, or restriction of development to the previously developed sites within the proposed site boundary.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment there is no waste water infrastructure in the area.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment for this site and development of this site will increase flood risk to the site and out with the site. Review of OS Maps shows that there is a small watercourse located in the south western corner of the development site. The watercourse could be culverted beneath the site and we would recommend that it is investigated into the feasibility of opening up the watercourse on the condition that it does not increase the risk of flooding to neighbouring areas. No development should take place on top of the culvert to comply with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' guidance. It may be found that vast majority of the development site is developable.

SEPA - Water Environment

14-Mar-12 The nearest water body of significance is the Pardovan Burn. There is no requirement for a buffer zone and there are also no restoration opportunities.

SNH

14-Feb-12 No records. Opportunities to link to existing surrounding woodland.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Site of a former shale mine and quarrying. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 Support in principle provided overall objectives for the site are not compromised.

WLC Education

09-Jul-12 No Education support.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply. Precautionary FRA required as SEPA suggest one may be necessary.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via existing onto the A904. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site, though it does lie partially within the Inventory designed landscape associated with Hopetoun House. The northern section of the site was shown as being under tree cover on the 1st edition, though it was traversed by a number of estate tracks, while the southern triangle of ground was open. This was also the case on the 2nd edition, though by the time of the 3rd the western section of the plot encompassed elements of a shale mine. This section of the site is now part of a small industrial estate, and it is likely that this will have truncated or removed any material associated with its former use. To the east of this, a garden centre has also been erected within the designed landscape, while an area of overflow car-parking has been constructed on the field to the SW. There also appears to have been a recent plantation of trees towards the western end of this formerly-open section.

HOPETOUN DISCRETIONARY TRUST

25 March 2014

Residential/mixed use, circa 150-200 units (site area 9ha)

Yes **Prime Quality Agric Land**

Conclusions:

Greenfield

Class Description

3.1

Land at Gallowhill, south of Newton
EOI-0072

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and the development of brownfield land.

The village of Newton generally lacks the facilities and services to support an expanded community and it is not considered a sustainable location for new residential development.

The site lies within an ASAI and its loss would be detrimental to agricultural production.

In terms of infrastructure and site servicing, there is insufficient capacity at Newton sewage effluent plant.

The westernmost site would require a new access onto the A904 and poses practical difficulties.

There are education capacity constraints within the area which prevent development of this site and there is consequently no Education support. Development of this site would also have cost implications for school transport.

The previously undisturbed nature of the site affords it the potential for archaeological remains to be present.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.
Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. A water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the NEWTON SEP where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA do not require a Flood Risk Assessment or Drainage Assessment to be submitted for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is Pardovan Burn. There is no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records. Opportunity to enhance woodland at NT091774 which sits between site sections. Enhancement of hedgerows along south boundaries would further strengthen green network in this area.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Sites adjacent to former Newton landfill site. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 The site may have merit for use classes 4, 5 or 6 provided there is no adverse effect on the ability to bring forward established sites.

WLC Education

09-Jul-12 No Education support - transport implications for the school transport bus costs.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No apparent issues. No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access to west site requires a new access onto the A904. New connection required via site to west and subject to a maximum of 200 units on eastern site. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is made up of two plots of ground. The more easterly, falls within the area of potential archaeological sensitivity associated with the burgh of Abercorn or Newton of Abercorn, which was erected as a burgh of barony in 1603. The location of the burgh is still open to question, but Roy's Military Survey (1747-55) shows a "Newton" as a dispersed settlement occupying a roughly triangular area of enclosed land some 1.75km SE of Abercorn Church and S of Hopetoun House beyond the limits of its designed landscape. This triangular area is identifiable from boundaries still shown on the 1st Edition Ordnance Survey map of more than a century later. By that time, with the exception of the creation of a courtyard farm steading (identified as "North Newton", presently "The Farmhouse") at the northern end of the triangular area, the settlement had largely coalesced or contracted towards the centre of its previous extent, aligning on a road not present in the 18th century. A second farmstead identified as "South Newton" lay to the south of the "Newton" settlement separated from it by a short distance. What might have been a cottage and outbuilding lay still further south, and these may represent relicts of the former village or burgh extent. Large areas of former burgh land now appear to be relatively undeveloped, and are included within this potential development plot, suggesting that there is some potential for material associated with the early dispersed settlement form to survive. The western of the two plots is largely outside the area of potential occupation relating to the early burgh, and was depicted as open farmland on the 1st and 3rd edition OS maps. As the site does not appear to have been affected by modern development, it would retain some potential to produce buried archaeological material.

Philpstoun North Bing, Philpstoun

Status

Current

HOPETOUN ESTATE TRUST

11 July 2014

Quarry use then leisure uses (site area 11ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements.

The site is remote from existing community facilities and development would result in visual intrusion.

There are infrastructure issues affecting this site.

The site does not contribute to sustainable development patterns.

Bridgend Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
- The site lies in close proximity to the Union Canal. One of the key characteristics of the Union Canal is the alternation between rural and urban settings, and increased development along the rural sections of the canal has the potential to lead to a cumulative erosion of that character. Additionally, such development may bring pressure for supplementary crossings, which could potentially have adverse direct and/or indirect impacts on the scheduled canal. We request that you give these points consideration when assessing the suitability of proposed sites close to the canal.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
- Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Linlithgow Health Centre/Strathbrock Partnership Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site.

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the PHILPSTOUN waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

- 14-Mar-12 SEPA recommend that a Flood Risk Assessment be submitted for this site. Water Resilient measures are also recommended. The Union Canal flows along southern boundary of the development site. May wish to consider contacting British Waterways to establish whether there is a risk of flooding.
-

SEPA - Water Environment

- 14-Mar-12 There is no significant water body close by to this site other than the Union Canal along the southern boundary. There are no restoration opportunities and no buffer strip is required also.
-

SNH

14-Feb-12 No records. Woodland here forms contiguous woodland along Union Canal of which Philpstoun Muir SSSI is part. No direct impact on SSSI but development may reduce habitat connectivity. Site is a potential Local Biodiversity Site. If the site is considered further, retention of woodland or replacement planting would be essential.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 Potential noise impact on existing residential from quarry activity.

WLC Flood Risk Assessment

15-Feb-12 No evidence of particular flood susceptibility. Usual attenuation and treatment of runoff criteria would apply. Site is probably contaminated. Development provides the potential opportunity to rehabilitate the land and treat the runoff from the whole site and not just any developed part. Precautionary Flood Risk Assessment (FRA) required as SEPA require this.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via B8046 but likely to be problematic. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is located immediately to the north of the Union Canal, which is legally-protected as a scheduled monument and includes a large tip of waste material associated with the former Philpstoun Oil Works. The majority of the works buildings were located within the site. Although not shown on the 1st edition OS map of the mid 19th century, by the time of the 2nd edition the works are depicted occupying an area of about 6.00 hectares and connected to the main Edinburgh to Glasgow railway at Philpstoun Station. Many of these structures, which also appeared on the 3rd edition, were located within the site. Although the bing remains visible on the current OS maps, the buildings of the former oil works are no longer mapped, though it is possible that elements of them may still survive in the western section of the site.

AITHRIE ESTATES

26 March 2014

Residential/mixed use/leisure, circa 100 units (site area 7.6ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

Land north of Fairniehill
EOI-0074**DISMISSED**

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and the development of brownfield land.

The site comprises high quality agricultural land and its loss would be detrimental to agricultural production.

The village of Philpstoun lacks facilities and services to support an expanded community and is not considered as a sustainable location for new residential development.

The site is served by the Philpstoun waste water treatment works where there is limited capacity.

By virtue of the physical relationship of the site with the Pardovan Burn it is recognised as being potentially at risk of flooding and a Flood Risk Assessment will be required to be undertaken to demonstrate the extent of any risk. However, initial consultations with key agencies suggest that this is capable of being addressed through a combination of measures.

There are education capacity constraints within the denominational sector (St Josephs RC Primary School, Linlithgow) which would prevent development of this site and there is consequently no Education support.

Bridgend Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
The site lies in close proximity to the Union Canal. One of the key characteristics of the Union Canal is the alternation between rural and urban settings, and increased development along the rural sections of the canal has the potential to lead to a cumulative erosion of that character. Additionally, such development may bring pressure for supplementary crossings, which could potentially have adverse direct and/or indirect impacts on the scheduled canal. We request that you give these points consideration when assessing the suitability of proposed sites close to the canal.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Linlithgow Health Centre/Strathbrock Partnership Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site.

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. A water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the PHILPSTOUN waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

14-Mar-12 SEPA will require a Flood Risk Assessment for this site. A review of OS Maps shows that the site rises sharply away from the watercourse. Small watercourse on the very southern point of site may pose a risk of flooding. If allocation was changed slightly with development set a sufficient distance away from the small watercourse we would not request a FRA as site rises sharply

SEPA - Water Environment

11-Jul-12 There is the water body of the Pardovan Burn to the west of the site within 30m of the site at its nearest point. A buffer strip would be required of 6m-12m from the watercourse and there are no restoration opportunities. SEPA advise that contact Scottish Water regarding capacity at Philipstoun Sewage Treatment Works.

SNH

14-Feb-12 No records. Opportunities to link to existing adjacent woodland and Union Canal towpath.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No comments.

WLC Economic Property Development

21-Jun-12 The site may have merit for use classes 4, 5 or 6 provided there is no adverse effect on the ability to bring forward established sites.

WLC Education

09-Jul-12 No Education Support - capacity issues at St Josephs RC Primary School, Linlithgow, but there is capacity in Bridgend PS - possible allocation of front part of site for housing?

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Although the site is not shown on SEPA's maps as being susceptible flooding from out of bank flows in the adjacent watercourse, a Flood Risk Assessment may be required to demonstrate the extent of any risk. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access onto Main Street. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 As with site EOI-0073, the site is located immediately to the north of the scheduled Union Canal. Although it appears to be outside the former Philpstoun Oil Works complex, as depicted on the 3rd edition OS maps, an air shaft was shown on both 2nd and 3rd edition maps in the centre of the proposed site. Other than this, the area appears to be relatively undisturbed by development over the last 150 years, suggesting that it may retain some potential to produce buried material associated with earlier occupation.

EOI-0075**Not Preferred****Land at Redhouse Cottages, Threemiletown****Status****Current**

AITHRIE ESTATES

27 March 2014

Residential/mixed use circa 400-500 units (site area 20ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

Land at Redhouse Cottages
EOI-0075**DISMISSED**

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

The site is currently part of the West Lothian Countryside Belt, preventing the coalescence of Linlithgow with Winchburgh and Broxburn. New build development at this location would constitute an intrusive physical expansion of the existing settlement.

The site is remote from existing development and there are insufficient facilities and services locally to support an expanded community. It is not considered as a sustainable location for new residential development.

The site is at risk of flooding and development of this site could also lead to an increase in flood risk out with the site if not satisfactorily mitigated. SEPA has advised that it would require a Flood Risk Assessment. There are further difficulties presented by the fact that a watercourse flows through the middle of the site and also culverted, potentially restricting the extent of the developable area.

In terms of waste water treatment the site is served by the Burnside sewage effluent plant where there is insufficient capacity.

There is a potential noise impact on the occupants of neighbouring houses as a consequence of re-routing part of the Ecclesmachan Road to accommodate development.

Bridgend Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use**

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

03-May-12 Existing facility: Linlithgow Health Centre/Strathbrock Partnership Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site.

Threemiletown feeds into the Winchburgh catchment but evidence that residents are registered with practices in Linlithgow and Broxburn. There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE and PATESHILL water treatment works (WTW). Both have sufficient capacity. A water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by BURNSIDE SEP where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA require the submission of a Flood Risk Assessment for this development. Development of this site would increase the risk of flooding to this site and out with the site unless properly mitigated. A watercourse flows through the middle of the site and is also culverted within the site. No development should take place above a culverted and where possible there should be investigations into the possibility of opening these culverts up to a more natural channel on the condition that it does not increase the risk of flooding to neighbouring areas. No development should occur on top of the culvert in line with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' guidance.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site of any significance is the Pardovan Burn and a 6m wide buffer to development is required and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 The site may have merit for use classes 4, 5 or 6 provided there is no adverse effect on the ability to bring forward established sites.

WLC Education

09-Jul-12 No Education Support - capacity issues at St Josephs RC Primary School, Linlithgow. Given the extent of the site being promoted, it would require its own primary school if this site were to be allocated.

WLC Environmental Health

19-Jun-12 Potential noise impact on existing houses from re-routing of road.

WLC Flood Risk Assessment

15-Feb-12 Drainage from roads goes into mineshafts need to be aware of this. Precautionary FRA required as SEPA require this. The usual attenuation and treatment of run-off would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Northern site requires new access off the B9080. Eastern sites require access off the B8046. In all cases the preferred access is off the B8046. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within any of the four plots of ground that make up this area, though a cropmark of a possible enclosure has been identified on aerial photographs from fields to the west. The majority of the plots were depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that they may retain some potential to produce buried deposits associated with earlier occupation.

SCOTTISH WAR BLINDED

04 April 2014

Residential use, circa 50 units i.e. Continued allocation of WLLP site HWk1 (site area circa 4.5ha)

Yes **Prime Quality Agric Land****Conclusions:**

Mixed

Class Description

2

WILKIESTONWilkieston
HWk1/EOI-0076**PREFERRED**

The site is currently allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian.

The site is brownfield in part and the council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland (SESplan).

The site owner/developer has confirmed intention to bring the site forward within the LDP plan period.

East Calder Primary/West Calder High, St Pauls/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the core development area (CDA) at Calderwood is to provide for a new neighbourhood centre where health facilities could be accommodated subject to further discussion.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.
In terms of waste water treatment the site is served by the LINBURN waste water treatment works (WWTW) where there is sufficient capacity. The site is close to the WWTW.

SEPA - Flooding

14-Mar-12 SEPA do not require any Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site of any significance is the Gogar Burn (Source to Union Canal). There is also no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records. Habitat links from the site to surrounding woodland. Development should retain these features. Little or no additional planting needed if woodland retained.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Buildings marked on historic maps as "workshops". Contamination status dependent on specific use.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education Support, existing allocation in WLLP. Limited capacity at St Pauls RC Primary School, new ND Secondary at Calderwood will also help.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

31-Jan-13 Some flood risk from burn so set back required for sites in the south. Set back from Gogar Burn required. (All Wilkieston Sites may be linked to East Calder sewage work, which may have pumping issues). The south-west section of the site is close to an area of potential risk from fluvial flooding. A Flood Risk Assessment may be required to demonstrate the extent of any risk. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Use existing access into War Blinded site. See Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 One site has been recorded from within the boundaries of this plot, a category B-listed sundial associated with Old Linburn House walled garden, constructed around 1890. While much of the site is occupied by existing workshops, car-parking and other structures, there are large sections of apparent Greenfield. These were depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that they may retain some potential to produce buried deposits associated with earlier occupation.

SCOTTISH WAR BLINDED

09 July 2014

Residential use, circa 50 units (site area 3ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

The site is currently not allocated for development in the West Lothian Local Plan. While priority is ordinarily to be given to development of brownfield land, there is recognition that there is not enough brownfield land to meet the requirements of the Strategic Development Plan and a greenfield release is supported in this particular instance.

By virtue of the physical relationship of the site with the Gogar Burn it is recognised as being potentially at risk of flooding. The south boundary of the site is also close to an area of potential risk from fluvial flooding and a Flood Risk Assessment will be required to be undertaken to establish the developable area.

However, initial consultations with key agencies suggest that this is capable of being addressed through a combination of measures.

In terms of waste water treatment the site is served by the LINBURN waste water treatment works (WWTW) where there is insufficient capacity. A solution to this infrastructure constraint would be required to allow development.

The presence of a former refuse tip to the south of the site will necessitate an appropriate site investigation and may require remediation works to allow development to take place.

There is currently insufficient education capacity at St Pauls RC Primary School. A solution to this infrastructure constraint would be required to allow development.

East Calder Primary/West Calder High, St Pauls/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the core development area (CDA) at Calderwood is to provide for a new neighbourhood centre where health facilities could be accommodated subject to further discussion.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the LINBURN waste water treatment works (WWTW) where there is insufficient capacity. The site is very close to the WWTW.

SEPA - Flooding

14-Mar-12 SEPA require the submission of a Flood Risk Assessment for this site. Development of this site will lead a flood risk potential both to this site and out with the site and the Gogar Burn flows along southern boundary of development site and a FRA is required to establish developable area, Vast majority of site is developable.

SEPA - Water Environment

14-Mar-12 The nearest significant water course and water body is the Gogar Burn. There is no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records. Habitat links from the site to adjacent woodland and paths and links with site EOI-0076. Could form local network. Little or no additional planting needed.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Refuse tip situated adjacent to the south of the site. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education Support - limited capacity at St Pauls RC Primary School, new Non-denominational secondary school at Calderwood will also help.
Update at 23 May 2013 - no Education capacity.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Oct-13 Some flood risk from burn so set back required for sites in the south. Set back from Gogar Burn required. (All Wilkieston Sites may be linked to East Calder sewage work, which may have pumping issues). The south boundary of the site is close to an area of potential risk from fluvial flooding. A Flood Risk Assessment may be required to demonstrate the extent of any risk. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Existing access onto the A71. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 As with EOI-0076, this area appears to be largely undeveloped ground on 1st and 2nd edition OS maps, though a tree ring was shown on both maps, while a sheepfold was shown on the 2nd edition towards the western end of the plot. The majority of the area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

SCOTTISH WAR BLINDED

09 July 2014

Residential use/mixed use, circa 75 units (site area 4ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

The Gogar Burn flows along the southern boundary of the site and development will increase flood risk both to the site and out with the site. SEPA has advised that it would require a Flood Risk Assessment required to determine which part of this site could be developed.

In terms of waste water treatment the site is served by the LINBURN waste water treatment works where there is insufficient capacity.

The site is potentially ecologically sensitive in so far as protected species have been recorded in the vicinity of the site.

There is no education support for the development of this site.

East Calder Primary/West Calder High, St Pauls/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the core development area (CDA) at Calderwood is to provide for a new neighbourhood centre where health facilities could be accommodated subject to further discussion.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the LINBURN waste water treatment works (WWTW) where there is insufficient capacity. The site is close to the WWTW.

SEPA - Flooding

14-Mar-12 SEPA would require the submission of a Flood Risk Assessment for this site as development would increase the potential for flooding both to this site and out with this site. The Gogar Burn flows along southern boundary of development site and a Flood Risk Assessment is required to establish developable area, the vast majority of site is developable.

SEPA - Water Environment

14-Mar-12 The nearest water body is the Gogar Burn (Source to Union Canal) / Waterbody. There is no buffer strip required and there are no restoration opportunities.

SNH

14-Feb-12 Protected species within wood along Gogar Burn. As per EOI-0077 survey/licensing could be avoided through 30m standoff from wood edge. Habitat links from site to adjacent woodland and paths and links with site EOI-0076 and EOI-077. Could form local network. Little or no additional planting needed.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 The site may have merit for use classes 4, 5 or 6 provided there is no adverse effect on the ability to bring forward established sites.

WLC Education

09-Jul-12 Education Support - limited capacity at St Pauls RC Primary School, new Non-denominational secondary school at Calderwood will also help.
Update at 23 May 2013 - no education capacity.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Some flood risk from burn so set back required for sites in the south. Set back from Gogar Burn required. (All Wilkieston Sites may be linked to East Calder sewage work, which may have pumping issues). The south boundary of the site is close to an area of potential risk from fluvial flooding. A Flood Risk Assessment may be required to demonstrate the extent of any risk. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Existing access onto the A71 which requires upgrading and visibility issues to be addressed. Alternative route could be through the site to the west and use the existing access onto the A71. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of Community Recycling Centre sites we might operate at that time.

WOSAS

27-Feb-12 As with EOI-0077, this area was shown as largely undeveloped ground on the 1st and 2nd editions, though two large tree-rings were shown on both maps. The majority of the area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

SCOTTISH WAR BLINDED

09 July 2014

Residential use/mixed use, circa 50 units (site area 11ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

The Gogar Burn flows along the southern boundary of the site and development will increase flood risk both to the site and out with the site. SEPA has advised that it would require a Flood Risk Assessment required to determine which part of this site could be developed.

In terms of waste water treatment the site is served by the LINBURN waste water treatment works where there is insufficient capacity.

There is no education support for the development of this site.

East Calder Primary/West Calder High, St Pauls/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the core development area (CDA) at Calderwood is to provide for a new neighbourhood centre where health facilities could be accommodated subject to further discussion.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the LINBURN waste water treatment works (WWTW) where there is insufficient capacity. The site is close to the WWTW.

SEPA - Flooding

14-Mar-12 SEPA require the submission of a Flood Risk Assessment for this site as development would increase flood risk potential to this site and out with this site. The Gogar Burn flows along southern boundary of development site and a Flood Risk Assessment is required to establish developable area.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the Gogar Burn and there is no requirement for for a buffer strip and and there is also no restoration opportunity.

SNH

14-Feb-12 No records. As per other sites, protected species likely within the vicinity of the site; stand off could address any issues. Survey/licensing could be avoided through 30m standoff from woodland edges. Habitat links from site to adjacent woodland and paths and links with site EOI-0076, EOI-077 and EOI-0078. Could form local network. Little or no additional planting needed.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 The site may have merit for use classes 4, 5 or 6 provided there is no adverse effect on the ability to bring forward established sites.

WLC Education

09-Jul-12 Education Support - limited capacity at St Pauls RC Primary, new Non-denominational secondary school at Calderwood will also help.
Update at 23 May 2013 - no education capacity.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Some flood risk from burn so set back required for sites in the south. Set back from Gogar Burn required. (All Wilkieston Sites may be linked to East Calder sewage work, which may have pumping issues). The south boundary of the site is susceptible to risk from fluvial flooding. A Flood Risk Assessment may be required to demonstrate the extent of any risk. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via C class road to the west rather than a new junction onto the A71. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of Community Recycling Centre sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this prospective development area. The site was depicted as undeveloped farmland on the 1st and 2nd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

Land extending north from Drumcross Road to Bugh

Status

Current

CALA MANAGEMENT LTD (LEGAL AGR

18 July 2014

Residential use, circa 135 units (site area 7.8ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development would constitute an intrusive physical expansion of Bathgate beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

The site lies within an AGLV and is visually sensitive, serving as an attractive backdrop to the village/town. The site also lies within a candidate Special Landscape Area (CSLA) as part of the Local Landscape Designation Review. Development of this site would also be visually intrusive.

There is insufficient infrastructure available to support development of this site.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Bathgate Primary Care Centre
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. A 6" and 12" water main both cross the site. This will need to be taken into consideration when planning the site layout. A water impact assessment (WIA) will be required.
- In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity. The site is very close to the WWTW.
-

SEPA - Flooding

- 14-Mar-12 SEPA require that this site be subject to a Flood Risk Assessment and a Drainage Assessment. Development of this site would lead to a potential flood risk both to this site and out with this site. SEPA require that the FRA assesses the flood risk from the small watercourse to the north of the site allocation. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk.
-

SEPA - Water Environment

- 14-Mar-12 The nearest waterbody of any significance is the Boghea Burn. A 6m buffer strip would be required from any development on this site to the watercourse to the north of this site.
-

SNH

- 14-Feb-12 No records. Site adjacent to Petershill SSSI, landform suggests no impacts likely to arise from construction. Links to existing paths in Petershill SSSI may be beneficial as increased use could address anti-social behaviour known to occur within site.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

30-Jan-12 Site is adjacent to infilled reservoirs. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education Support - Capacity issues at Balbardie ND Primary School.
Update at 23 May 2013 - Education constraint at secondary school level also.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 There is a requirement for a Flood Risk Assessment and Drainage Assessment for this site. There could be issues of agricultural run off to site. There is also small watercourse north of the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There is also some pluvial flood risk evident on the site. It is probable that development could either be integrated with the risk or that it could potentially be engineered to avoid surface water accumulating. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access possible through existing development to the north or onto drumcross road by improvements to existing farm track. See Transportation Background Paper to the Main Issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of the site, though it does contain Bughtknowes farmstead. Bughtknowes was depicted on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that occupation on the site pre-dates the period of widespread agricultural improvement in the later 18th and early 19th centuries. This would suggest that there may be some potential for material associated with the pre-improvement settlement to be present on the site. Other than this, the rest of the area appears as largely undeveloped farmland on the 1st and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

CALA MANAGEMENT LTD (LEGAL AGR

18 July 2014

Residential use, circa 90 units (site area 5.9ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and the development of brownfield land.

The site lies within an AGLV and is visually sensitive, serving as an attractive backdrop to Bathgate and would remain part of the Candidate Special Landscape Area (CSLA). Development would be visually intrusive.

There is insufficient infrastructure available to support development of this site.

Balbardie Primary/Bathgate Academy, St Marys (Bathgate)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Bathgate Primary Care Centre
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.
- In terms of waste water treatment the site is very close to the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA require that a Flood Risk Assessment be submitted for this site as development of this site will lead to an increased potential of flood risk to this site and out with this site. The FRA is required which assesses the flood risk from the small watercourse to the south of the site allocation. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. Surface water flooding of nearby property in 2001 and 2007.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance is the Crinkle Burn and a 6m wide buffer is required from the development and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records. Retain trees/hedges on boundaries and consider linkages through site.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Garage formerly situated adjacent to the site. Phase 1 report likely to be required in the first instance.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education Support - capacity issues at Balbardie ND Primary School.
Update at 23 May 2013 - Education constraint at secondary school level.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Oct-13 Would require a Flood Risk Assessment which assesses the flood risk from the small watercourse to the south of the site allocation. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There is also some pluvial flood risk evident on the site. It is probable that development could either be integrated with the risk or that it could potentially be engineered to avoid surface water accumulating. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via Mavisbank. Visibility issues on the B972. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site, though a sheepfold was depicted on the 2nd edition on the western boundary of the area. As the majority of the area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, it may retain some potential to produce buried deposits associated with earlier occupation.

PROPERTY MANAGEMENT AND DEVEL

08 July 2014

Residential use, 31 units (site area 0.838ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

This site was withdrawn from consideration for an allocation in the LDP by the Council Executive on 28 June 2011.

Carmondean Primary/Deans Community High, St John Ogilvie/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.
- Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
- Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.
- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 01-Mar-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.
- In terms of waste water treatment the site is served by the EAST CALDER AVSE PFI waste water treatment works (WWTW) where there is limited capacity.
- Several sections of surface water and foul sewer cross this site.
-

SEPA - Flooding

- 14-Mar-12 SEPA require the submission of a Flood Risk Assessment which assesses the flood risk from the small drain located within the allocation site. Development of this site will lead to an increased flood risk both to this site and out with this site. There have also been surface water issues recorded nearby 2008.
-

SEPA - Water Environment

- 05-Jul-13 A water feature forms part of the boundary and a 6m buffer is required to it. There would also be opportunities for restoration.
-

SNH

- 30-Apr-13 Site appears to be used informally, paths obvious in aerial photos. Opportunities for links through development to adjacent Dechmont Moss Wood are limited due to railway on east side of site.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-May-13 Poor access. Site may be suitable for garden ground associated with existing properties.

WLC Education

09-Jul-12 Education capacity.

WLC Environmental Health

04-Apr-13 Potential mitigation required at east boundary for railway noise.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment is required. Flooding from rail embankment to west issue. Water cannot be drained to the railway line. Issues could however be overcome if the site is to be developed.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

12-Apr-13 See Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 No sites have been recorded from within this plot, located between Anderson Green and the railway line. It was shown as largely undeveloped ground on the 1st, 2nd and 3rd edition Ordnance Survey maps, with the exception of a tree belt that ran immediately to the east of the plot (indeed, it appears that the plot boundary may maintain the line of this land division). The area appears to remain as undeveloped ground, and as it does not seem to have been substantially disturbed by modern development, there may be some potential for buried material relating to earlier phases of occupation to survive.

PROPERTY MANAGEMENT AND DEVEL

07 July 2014

Residential use, circa 152 units (site area 4.122ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

Development would be visually intrusive and result in a loss of the physical boundary to the south of the town. The Blaeberryhill Strip on the south side of the road further reinforces the current town boundary.

There are education capacity constraints within the area which prevent development of this site and there is consequently no Education support.

Croftmalloch Primary/Whitburn Academy, St Josephs (Whitburn)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
Existing facility: Whitburn Health Centre.

The existing health centre in Whitburn is constrained and land locked and does not lend itself to being expanded. Whitburn has been identified by the Community Health Care Partnership to be developed as a Partnership Centre at Polkemmet. It is unclear if the existing facility would remain if that were to happen.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is limited capacity. Water main extensions will be required.

In terms of waste water treatment the site is served by the AVSE PFI WHITBURN waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.

SEPA - Flooding

- 14-Mar-12 SEPA require no Flood Risk Assessment or Drainage Assessment of this site, however it is noted that WLC Flood Prevention Officer requestes a Flood Risk Assessment.. A small drain located to east of the development site. This is not envisaged to cause any flood risk concerns.
-

SEPA - Water Environment

- 14-Mar-12 The nearest waterbody is the River Almond. There is no buffer strip and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records. Retain existing boundary habitats. Opportunities for pedestrian links to and through established housing to the north. A biodiversity assessment is required for this site, given its rural location and there are protected species in the locality.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education Support - limited capacity in Whitburn Academy and St Joseph's RC Primary Schools. Croftmalloch Primary School is the other catchment school as well as St.Kentigern's. Whitdale Primary is unaffected. Capacity in these.
Education update 23 May 2013 - Education constraint remains.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 There is a requirement for a Flood Risk Assessment. Could be water draining to the site from agricultural run off from within the site and also outwith the site. This site is particularly wet. Although this is very heavy ground with a history of issues associated with runoff there is no evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Two new access points required onto Blaeberryhill Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this plot. It was depicted as undeveloped ground on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

EOI-0084

Not Preferred

Foulshiels Road, North of Beechwod Park Football G

Status

Current

PROPERTY MANAGEMENT AND DEVEL

07 July 2014

Residential use circa 163 units

No **Prime Quality Agric Land**

Conclusions:

Greenfield

Class Description

Foulshiels Road
EOI-0084

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

New built development at this location would constitute a physical and visually intrusive incursion into the countryside.

While recognising that development of this site would help to support potential redevelopment of the Stoneyburn Primary School by boosting future school roles, there are secondary school education capacity constraints within the area which prevent development of the site.

In terms of waste water treatment the site is served by the AVSE PFI East Calder waste water treatment works where there is insufficient capacity.

It has been intimated by Transportation that there may be difficulties in securing satisfactory access to the site.

The owner has been unable to provide an indicative start date for the commencement of development on the site and it is concluded that there are other more suitable sites which could be brought forward more readily to meet development requirements.

Stoneyburn Primary/Whitburn Academy, Our Ladys/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13

The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Feeds into the existing health centre in Stoneyburn (also West Calder) and Addiewell, but there is little capacity available to support new developments/allocations and the site may also have physical constraints in terms of extensions.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 A Flood Risk Assessment would be required for this site. A small watercourse runs along the northern boundary of the site that enters a culvert at the north east corner of the site.

SEPA - Water Environment

14-Mar-12 The nearest waterbody to the site of any significance is the Breich Water. A buffer strip of 6m would be required to this watercourse that traverses the northern boundary.

SNH

14-Feb-12 No records. Retain/enhance existing informal path through site as basis of green infrastructure. Opportunity for habitat network link at west end of site.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - would help to support potential redevelopment of the Stoneyburn Primary School by boosting future school roles. Whitburn Academy is the ND Secondary catchment school. Education update at 23 May 2013 - Education constraint at secondary school level.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Oct-13 A Flood Risk Assessment is required. Flood issues could be overcome. Could be issues of agricultural drainage to the site. This is a very wet site. It is particularly susceptible to risk from pluvial flooding. The developer would be expected to commission a Flood Risk Assessment. The ability to develop the site would depend on the developer demonstrating how the identified risk could be alleviated.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via Foulshiels Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. It was depicted as undeveloped ground on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

PROPERTY MANAGEMENT AND DEVEL

25 November 2013

Residential use, circa 45 units (site area 1.231ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance.

Broxburn Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 3 storeys or 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. A 150mm foul sewer crosses the site to the east.
-

SEPA - Flooding

- 14-Mar-12 SEPA do not require any Flood Risk assessment or Drainage Assessment for this site. There is no formal scheme present close to the site, but there is a Flood Prevention Scheme in Broxburn.
-

SEPA - Water Environment

- 14-Mar-12 There are no specific issues for this site in terms of the water environment.
-

SNH

- 14-Feb-12 No records. Opportunity to strengthen screening of East Mains Industrial Estate through green infrastructure on east side of the site.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

- 21-Jun-12 No comments.
-

WLC Education

09-Jul-12 Education support - all sites if developed (i.e. EOI-0085, 86 & 87) would require an extension to Kirkhill Primary School and St. Nicholas RC Primary School and also potential catchment reviews.

WLC Environmental Health

19-Jun-12 Potential noise impact from nearby industrial. Potential Air Quality impact on Air Quality Management area.

WLC Flood Risk Assessment

15-Feb-12 No apparent issues. Cumulative effect on steep/short catchment area which is 25% urban. No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to play provision of 400m2 would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 New access required on Hillview Avenue. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. The site was depicted as undeveloped on the 1st and 2nd edition maps, though by the 3rd edition, the tip of waste material associated with the former Stewartfield Shale Mine was beginning to impinge on the northern fringes of the site. However, this does not appear to have extended across the majority of the site.

PROPERTY MANAGEMENT AND DEVEL

25 November 2013

Residential use, circa 119 units (site area 3.222ha)

Yes **Prime Quality Agric Land****Conclusions:**

Greenfield

Class Description

3.1

The site contributes towards the council's next phase of the council house build programme and is anticipated to come forward by 2017.

Kirkhill Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

The scheduled monument Newbigging Craig, settlement 350m SSW of (SM6201) is located within this site. This monument is a settlement, comprised of at least three roundhouses and aerial photographs show also at least two linear features, possibly field boundaries associated with this settlement. The settlement probably dates to sometime in the 1st millennium bc or 1st millennium ad. The monument is located on rising ground with limited views north due to topography. It lies on a gently sloping south-facing hillside commanding extensive views to the S and SE. The site is located to take advantage of the southern facing slopes and this is a key aspect of the site. Views eastwards are limited and compromised by the presence of shale bings near Greendykes and a power line which crosses the field. Development of this site has the potential to disrupt the key views and topographical relationship with the landscape, particularly to the south of the monument. Adverse impacts could potentially be mitigated through the use of a site specific development brief.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water mains extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. Sewer extensions may be required.
-

SEPA - Flooding

- 14-Mar-12 A Flood Risk Assessment is required. There are surface water issues recorded in this area in 2003. Consideration should be given to surface runoff issues to ensure adequate mitigation is implemented.
-

SEPA - Water Environment

- 14-Mar-12 There is no water body close to the site of any significance. No buffer strip is required and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records. Retain trees/scrub in centre of site as core of open/green space provision. Existing access routes pass through this area and could be retained/enhanced.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

- 21-Jun-12 No comments.
-

WLC Education

09-Jul-12 Education support - all sites if developed (i.e. EOI-0085, 86 & 87) would require an extension to Kirkhill Primary Schol and St. Nicholas RC Primary School and also potential catchment reviews.

WLC Environmental Health

19-Jun-12 Potential Air Quality impact on Air Quality Management area.

WLC Flood Risk Assessment

18-Oct-13 Mining issues causing problems of water quality and flooding in Uphall generally. A study for the north end of Uphall is being considered. This site swales, picking up drainage ditches north/south throughout the site, but careful consideration of SUDS/floods is required.

Overall, It is very steep. There is a history of flooding across the site and as a result of runoff from it. There is flood mitigation measures already on the site but these depend of frail infrastructure to drain effectively. Development will change the time of concentration and may increase the risk of flooding to development off site at a lower level. The cumulative impact of additional development in Broxburn is a significant concern and risk. A flood protection scheme has been constructed in some susceptible parts of the town though not all. The design standard of the scheme will be undermined by continued development in what is already an over-developed catchment. A very high-spec SUDS system would be required if development of this were to be forced through.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to play provision of 400m2 would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access options via Fivestanks Place, Douglas Wynd and Craigseaton/Whinrig. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 This site is located less than 130m south of the remains of the unenclosed prehistoric settlement on Newbigging Craig which is legally-protected as a scheduled monument. While it is unlikely that development on the plot would have a direct impact upon it, consideration should be given to the effect of any proposal on the setting of the settlement. Other than this, the site was depicted as undeveloped ground on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation. This potential is heightened as a result of the proximity of the plot to the scheduled prehistoric settlement.

PROPERTY MANAGEMENT AND DEVEL

25 November 2013

Residential use, circa 244 units (site area 6.604ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

3.1

The site contributes towards the council's next phase of the council house build programme and is anticipated to come forward by 2017.

Kirkhill Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

The scheduled monument Newbigging Craig, settlement 350m SSW of (SM6201) is located within this site. This monument is a settlement, comprised of at least three roundhouses and aerial photographs show also at least two linear features, possibly field boundaries associated with this settlement. The settlement probably dates to sometime in the 1st millennium bc or 1st millennium ad. The monument is located on rising ground with limited views north due to topography. It lies on a gently sloping south-facing hillside commanding extensive views to the S and SE. The site is located to take advantage of the southern facing slopes and this is a key aspect of the site. Views eastwards are limited and compromised by the presence of shale bings near Greendykes and a power line which crosses the field. Development of this site has the potential to disrupt the key views and topographical relationship with the landscape, particularly to the south of the monument. Adverse impacts could potentially be mitigated through the use of a site specific development brief.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water mains extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. Sewer extensions may be required.
-

SEPA - Flooding

- 14-Mar-12 There is no requirement for a Flood Risk Assessment or a Drainage Assessment for this site. Surface water issues recorded in allocation in 2003. There is a Formal scheme present in Broxburn but not relevant to allocation. Development on this site could increase flood risk out with this site.
-

SEPA - Water Environment

- 14-Mar-12 There is no water body of any significance close to the site and there is no buffer strip required or restoration opportunities.
-

SNH

- 14-Feb-12 No records. As per EOI-0086, retain existing pockets of natural habitat as core of green space and integrate with access through both sites.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Old shale mine situated in the north east corner of the site. Site Investigation of this area is likely to be required.
-

WLC Economic Property Development

- 21-Jun-12 No comments.
-

WLC Education

09-Jul-12 Education support - all sites if developed (i.e. EOI-0085, 86 & 87) would require an extension to Kirkhill Primary School and St. Nicholas RC Primary School and also potential catchment reviews.

WLC Environmental Health

19-Jun-12 Potential Air Quality impact on Air Quality Management area.

WLC Flood Risk Assessment

18-Oct-13 Mining issues causing problems of water quality and flooding in Uphall generally. A study for the north end of Uphall is being considered. This site swales, picking up drainage ditches north/south throughout the site, but careful consideration of SUDS/floods is required.

It is a very steep site. There is a history of flooding across the site and as a result of runoff from it. There is flood mitigation measures already on the site but these depend of frail infrastructure to drain effectively. Development will change the time of concentration and may increase the risk of flooding to development off site at a lower level. The cumulative impact of additional development in Broxburn is a significant concern and risk. A flood protection scheme has been constructed in some susceptible parts of the town though not all. The design standard of the scheme will be undermined by continued development in what is already an over-developed catchment. A very high-spec SUDS system would be required if development of this were to be forced through. FRA required.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to fully equipped play area 2500 m2 and kick pitch equivalence of 1300m2 would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access options via Fivestanks Place, Douglas Wynd and Craigseaton/Whinrig. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 This site is located immediately to the north of EOI-0086, and is directly adjacent to the scheduled prehistoric settlement on Newbigging Craig. While it remains unlikely that work on the site would impinge on the scheduled area, its greater proximity to the settlement means that there is an even higher possibility that work on the plot could disturb or destroy associated material. In addition, as the boundary of the plot is directly adjacent to the boundary of the legally-protected scheduled area, it is likely that any proposal would result in a significant detrimental impact to the setting of the monument.

Sutherland Way Knightsridge, Livingston

Status

Withdrawn

PROPERTY MANAGEMENT AND DEVEL

08 July 2014

Residential use, circa 31units (site area 0.845ha)

No Prime Quality Agric Land

Conclusions:

Mixed

Class Description

This site was withdrawn from consideration for an allocation in the LDP, by the Council Executive on 28 June 2011.

Carmondean Primary/Deans Community High, St John Ogilvie/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

01-Mar-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the EAST CALDER AVSE PFI waste water treatment works (WWTW) where there is limited capacity.

A 250mm water pipe crosses the north of this site and a 150mm gravity pipe borders the site.

SEPA - Flooding

14-Mar-12 SEPA do not require either a Flood Risk Assessment or a Drainage Impact Assessment for this site.

SEPA - Water Environment

14-Mar-13 No specific issues.

SNH

30-Apr-13 No comments.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

23-May-13 School capacity issue at Carmondean Primary School - school extension required.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

18-Jan-13 No significant issues but a wet site.

WLC NETS and Land Services

26-Jul-13 This area is designated as Sutherland Way Local Park in the Open Space Strategy and should therefore not be considered for housing.

WLC Transportation

12-Apr-13 See Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 No sites have been recorded from within this small plot, located between Sutherland Way and Knightsridge West Road. It was shown as largely undeveloped ground on the 1st, 2nd and 3rd edition OS maps, with the exception of the line of a road which was shown on all three maps, cutting across the southern end of the plot. This road does not appear on modern OS maps of the area, and while it is possible that some evidence for it may have survived below the present ground level, it is unlikely that this feature in itself would raise a particular archaeological issue. Much of the central section of the site is occupied by what appears to be an artificially surfaced sports pitch, and there is also likely to have been a degree of previous disturbance associated with services and landscaping related to the adjacent modern housing. As a result, there would appear to be a limited potential for significant buried material to survive.

CALA PROPERTIES (HOLDINGS) LTD

08 July 2014

Mixed use developments on existing employment allocations ELv66 and ELv67 in the WLLP (site area 2.648ha)

No **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

The employment sites ELv66 and ELv67 are to be de-allocated from class 4 (business use) to town centre/mixed uses and removed from employment land supply to allow for a broader range of uses to more fully reflect its town centre location.

Dedridge Primary/James Young High (The), St Ninians/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water mains extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required

SEPA - Flooding

- 14-Mar-12 SEPA require that a Flood Risk Assessment be submitted for this site which assesses the flood risk from the small drain located within the allocation site and development on this site has the potential, unless appropriately mitigated, of leading to additional flood risk out with the site. There is also a SUDs pond to the north west of the site.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body to the site of any significance is the River Almond that is around 150m from the site. There are no restoration opportunities and there is also no requirement for a buffer strip.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 Reversion to wider town centre uses is acceptable.

WLC Education

09-Jul-12 Site will revert to town centre uses, which could include residential. Capacity issues at Dedridge Non Denominational Primary School would have to be resolved.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Oct-13 A Flood Risk Assessment is required to accompany any proposal to develop this site, which is a wet site, sites lower than surrounding land. Office to west of site flooded from road to south about two years ago. Small drain located within site also. Site could be developed. Parts of this site are currently at risk from pluvial flooding. The developer will be expected to demonstrate how the risk that is identified can be overcome as part of the development of the site. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to play provision of 400m² would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access through the existing business park at Almondvale Place. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of the site, though it is located less than 170m south of an area were, according to the Ordnance Survey Object Name Book of 1852, cists were found on a flat piece of ground near a group of small hillocks known as Adam Brae. The site itself was shown as undeveloped ground on the 1st and 2nd edition OS maps, and also appears as largely open on modern maps of the area, though it is traversed by the line of a modern road running from Almondvale Place to Almondvale Way. Current aerial photographs suggest that the site may remain as largely undeveloped, though the potential for buried deposits to be present will to a large extent be determined by the amount of earthmoving that has previously taken place in relation to the landscaping of the surrounding area.

MASTER HOUSES

02 July 2014

Residential use continued allocation of housing site HKn10 in WLLP sought (site area circa 1.2ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

The site is an existing allocation within the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. The site owner/developer has confirmed intention to bring the site forward within the LDP plan period. Given the sloping nature of the site and proximity of electricity pylons, the extent of this allocation could be reviewed.

St Pauls/St Margarets Academy, Kirknewton/Balerno Community High

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: East Calder Medical Practice
- East Calder currently has no capacity and needs to be replaced. However, it is understood that the core development area (CDA) at Calderwood is to provide for a new neighbourhood centre where health facilities could be accommodated subject to further discussion.
- The Kirknewton population is also served by East Calder with some people going to Ratho. There is a need to clarify practice boundaries in this regard but Ratho is considered to have poor facilities in any event.
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.
- In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.
-

SEPA - Flooding

- 14-Mar-12 There is no requirement for a Flood Risk Assessment or a Drainage Assessment to be submitted for this site. However it is recommended that consideration should be given to surface runoff issues to ensure adequate mitigation is implemented and that water resilient measures are recommended for the site.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance to the site is the Gogar Burn (Source to Union Canal). There is also no requirement for a buffer strip and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - site is a continuation of an existing allocation.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Oct-13 A very small part of this site are currently at risk from pluvial flooding. The developer will be expected to demonstrate how the risk that is identified can be overcome as part of the development of the site. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access through Station Mews onto B7031. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. The area was depicted as undeveloped ground on the 1st and 2nd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

Land at Belvedere Wood (north of Hillhouse Avenue)

Status

Withdrawn

PROPERTY MANAGEMENT AND DEVEL

22 July 2014

Residential use, circa 40 units (site area 0.88ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Development would constitute an intrusive physical expansion of Bathgate, beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive and would result in the loss of some deciduous woodland.

The site is within the Bathgate Hills Area of Great Landscape Value (AGLV) and is also within a candidate Special Landscape Area (cSLA) as part of the Local Landscape Designation Review.

The site is remote from main facilities and as such is not considered as a sustainable location for development.

There is insufficient infrastructure available to support development of this site.

Balbardie Primary/Bathgate Academy, St Marys (Bathgate)/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Bathgate Primary Care Centre
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 01-Mar-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.
- In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity.
-

SEPA - Flooding

- 14-Mar-12 There is requirement for a Flood Risk Assessment and Drainage Assessment for this site.
-

SEPA - Water Environment

- 14-Mar-12 No specific issues, however foul effluent should be directed to the foul sewer for treatment at Bathgate Stw assuming there is capacity within the network and works to receive such effluent. (a private sewage treatment plant is unlikely to be acceptable due to the low flows in the adjacent watercourse.) No restoration opportunities and no requirement for any buffer strip.
-

SNH

- 30-Apr-13 Adjacent to EOI-0126. No records. Belvedere Wood appears to form part of designed landscape. Should be integrated into multi-functional green infrastructure on the site. Access within the site should integrate with existing within Balbardie Park of Peace.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
- Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.
-

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-May-13 Retain as amenity woodland.

WLC Education

09-Jul-12 Education constraint.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment is required to be submitted for this site as there is an issue of run off from surrounding agricultural fields would require to be addressed.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access off Hillhouse Avenue. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 Construction of housing at this location would encroach into Belvedere Wood. Both the form of this wood and its name suggest that this is likely to have been deliberately planted as part of a designed landscape. It was depicted on the 1st, 2nd and 3rd edition OS maps in largely the same form as currently survives, with the only significant alteration since the mid 19th century being the construction of the house at the north-west end of Belvedere Road, which impinges into the historic boundary of the wood. The proposal would result in a significant extension of housing into the wood itself, though this may be more of a designed landscape than purely archaeological issue.

Crosshill Drive (east) (north of Marchwood crescent)

Status

Current

PROPERTY MANAGEMENT AND DEVEL

18 July 2014

Residential use, circa 45 units (site area 0.96ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The site lies within a the Bathgate Hills AGLV and is visually sensitive, serving as an attractive backdrop to the village/town. Development would be visually intrusive.

There is insufficient infrastructure available to support development of this site.

Boghall Primary/Bathgate Academy, St Columbas/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Bathgate Primary Care Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works. There is a 15" trunk main and other Scottish Water apparatus in this site.

In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA require the submission of both a Flood Risk Assessment and Drainage Assessment for this site and development of this site could increase flood risk out with the site. The FRA is required also to assess the flood risk from the small watercourse to the east of the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There has also been surface water flooding of nearby property in June 1999 and 2007.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is the Boghead Burn and there is no buffer strip required and there are also no restoration opportunities from this site if it were developed.

SNH

14-Feb-12 No records. Suggest strengthening existing green network by creating link between existing areas of scrub on east boundary.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support. If developed would help provide a footpath to Boghall Primary School, the catchment ND Primary School.
Update at 23 May 2013 - Education constraint.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Oct-13 There are culverts present on and off the site and there may be the need for off site works. This site is a concern. It is steep. There is a history of flooding as a result of runoff from the site. Drainage of surface water from the site depends on a culverted watercourse with potentially serious structural defects that the developer can expect to have to make good as part of the development proposal. The cumulative impact of additional development in this part of Bathgate is a concern given the extent of flooding in the centre of the town. A high level of attenuation and treatment of runoff criteria would need to apply if development of this site were forced through. A precautionary Flood Risk Assessment is required.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access off Crosshill Drive. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. The area was depicted as undeveloped ground on the 1st, 2nd and 3rd edition OS maps, and current aerial photographs suggest that the use of the area for recreation is unlikely to have required substantial amounts of ground disturbance, beyond that required to create foundations for the various pieces of play equipment. As a result, the area retain some potential to produce buried deposits associated with earlier occupation, though this potential may be somewhat reduced by the sloping nature of much of the field.

Veteran's Cottage, (off Wallace Road), Bathgate

Status

Current

PROPERTY MANAGEMENT AND DEVEL

25 November 2013

Residential use, circa 25 units (site area 0.68ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development would be highly visually intrusive and result in the loss of open space.

There is insufficient infrastructure available to support development of this site.

Boghall Primary/Bathgate Academy, St Columbas/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Bathgate Primary Care Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extension will be required.

In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 There is no requirement for a Flood Risk Assessment or a Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the Boghead Burn. There is no buffer strip required and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support. If developed would help provide a footpath to Boghall Primary School, the catchment ND primary school.
Update at 23 May 2013 - education constraint in the local catchment schools.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Oct-13 Culverting issue. How much more development could be accommodated on this site is questionable. This site is a concern. It is steep. There is a history of flooding as a result of runoff from the site. Drainage of surface water from the site depends on a culverted watercourse with potentially serious structural defects that the developer can expect to have to make good as part of the development proposal. The cumulative impact of additional development in this part of Bathgate is a concern given the extent of flooding in the centre of the town. A high level of attenuation and treatment of runoff criteria would need to apply if development of this site were forced through.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access off Wallace Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. The site is depicted as undeveloped on the 1st-3rd edition OS maps, though it does appear as a gentle ridge or knoll of higher ground, a topographic feature that may have proved attractive for past settlement. As a result, despite being surrounded by modern housing on three sides, it may retain some potential to produce buried deposits associated with earlier occupation.

PROPERTY MANAGEMENT AND DEVEL

22 July 2014

Residential use, circa 15 units (site area 0.31ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield within the settlement boundary. The council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland.

The site is part of the council's depot rationalisation strategy and has an approved planning brief.

Balbardie Primary/Bathgate Academy, St Marvys (Bathgate)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Bathgate Primary Care Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA do not require any Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to this site is the Boghead Burn that is some distance from the site. There is no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Potential for contamination to be present owing to the site's current use as a depot. Former town gasworks was also situated to the south of the site. Site Investigation will be required.

WLC Economic Property Development

30-Jul-13 Support mixed use to reflect terms of approved planning brief.

WLC Education

09-Jul-12 Education concerns - This site has an approved planning brief, which explains that in the short term, residential use is not an option due to capacity issues at Balbardie Primary School. Mixed use considered appropriate to address Education constraints.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

- 18-Oct-13 Part of this site is currently susceptible to pluvial flooding. The developer will be expected to demonstrate how the risk that is identified can be overcome as part of the development of the site. The usual attenuation and treatment of runoff criteria would apply.
-

WLC NETS and Land Services

- 12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.
-

WLC Transportation

- 27-Nov-13 Access via existing onto Waverley Street. See also Transportation Background Paper to the Main issues Report (MIR) for further details.
-

WLC Waste Management

- 12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.
-

WOSAS

- 27-Feb-12 No sites have been recorded from within the boundaries of this plot, though it is located immediately to the south and west of the Archaeological Consultation Trigger (ACT) area associated with the historic core of Bathgate, erected as a burgh of barony in 1663. There may therefore be some potential for material associated with the early development of the town to survive within the site itself. It was shown as being largely undeveloped on the 1st edition OS map, though it was crossed by two boundaries, while on the 2nd edition elements of two buildings were shown along its eastern boundary. On the 3rd edition, further structures were shown in the centre of the plot, as well as on its northern boundary. None of these buildings appear on modern OS maps of the area, on which the plot is occupied by a range of modern workshops and a surfaced yard. Earth-moving associated with the creation of these features is likely to have had a detrimental effect on the survival of material relating to earlier occupation on the site.
-

PROPERTY MANAGEMENT AND DEVEL

25 November 2013

Residential use, circa 125 units, continued allocation sought of site HBb5 in the WLLP (site area 3.41ha)

No **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

5.2

The site is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. The site owner/developer has confirmed intention to bring the site forward within the LDP plan period. The site has planning permission.

The site contributes towards the council's next phase of the council house build programme and has planning approval and is the subject of an approved planning brief.

Murrayfield Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 90m height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Bathgate Primary Care Centre
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.
- In terms of waste water treatment the site is served by the AVSE PFI BLACKBURN waste water treatment works (WWTW) where there is limited capacity. There is a surface water sewer running along the eastern edge of the site, this will need to be taken into consideration when planning the site layout.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment or Drainage Assessment to be submitted for this site.
-

SEPA - Water Environment

- 14-Mar-12 The River Almond is downhill and about 100m from the southern boundary of this site. There is however no requirement for a buffer strip and there are no restoration opportunities.
-

SNH

- 14-Feb-12 There is a record of protected species on and in close proximity to the site, therefore a biodiversity assessment is required for the site. Green infrastructure within the site should utilise existing features of the area through links, for example, the area to the south of the site appears to be floodplain (outwith site boundary), could form part of SUDS system.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Former mill situated to the south of the site. Site Investigation has already taken place as part of a previous planning application.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - site is a continuation of an existing allocation.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Oct-13 No significant issues - allocated site. The southern boundary of the site is susceptible to fluvial flooding. A Flood Risk Assessment will be required to demonstrate the extent of any risk. Development will only be permitted in that part of the site deemed to be out with the fluvial flood zone. The usual attenuation and treatment of runoff criteria would also apply.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access as per planning approval. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site, though it is located immediately to the north of the former Hopefield Corn and Flour Mill, which was depicted on the 1st edition OS map, and also appeared on the 2nd and 3rd editions. The course of the lade associated with the former mill passes very close to the boundary of the proposed development area, though it does not appear likely that this structure would be directly affected by building work, provided that this was confined to the plot itself. However, as the plot was shown as largely undeveloped farmland on the 1st-3rd edition maps, it may retain some potential to produce buried deposits associated with earlier occupation.

EOI-0096

Not Preferred

Land at Harrysmuir Gardens (east), Pumpherston

Status

Current

PROPERTY MANAGEMENT AND DEVEL

27 March 2014

Residential use circa 25 units (site area 0.62ha)

No **Prime Quality Agric Land**

Conclusions:

Greenfield

Class Description

Harrysmuir Gardens
EOI-0096

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and the development of brownfield land.

There are education capacity constraints at Pumpherston Primary School in so far as there are places set aside for the Drumshoreland housing allocation. If this site were allocated, places would have to be taken from the Drumshoreland allocation, potentially affecting the viability of this important and strategic allocation.

In terms of waste water treatment the site is served by the AVSE PFI East Calder waste water treatment works where there is insufficient capacity. There is also a combined sewer running through the site.

The site is affected by disrupted natural drainage patterns in the locality and may be at risk from flooding caused by runoff.

There may be difficulties in securing satisfactory access to the site.

Generally, there are other more suitable sites available for development.

St Pauls/St Margarets Academy, Pumpherston and Uphall Station Primary/Broxburn Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
- Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
- In reference to noise, in order to protect the amenity of neighbouring developments or future occupiers the issue of aircraft noise should be considered on this site at the outset and the impact of noise within a residential property or associated amenity space is considered from all potential sources. Detailed building design, layout and noise mitigation may address potential aviation noise from within potential residential properties. The proximity of the airport will influence the height and form of buildings and the landscaping within developments.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
- Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

03-May-12 Existing facility: Strathbrock Partnership Centre/Craigshill Health Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues, however, a review of facilities would be required to identify any particular issues.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. There is a combined sewer running through the site.

SEPA - Flooding

14-Mar-12 SEPA require the submission of a Flood Risk Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is the Rover Almond (Breich Water confluence to Maitland Bridge) section that is some 1.2km from the site.

SNH

14-Feb-12 No records. Opportunity to enhance access link through adjacent woodland to south of the site.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns - as site would revert to Pumpherston Primary School which has places set aside for the Drumshoreland housing allocation. If the site were allocated, places would have to be taken off the Drumshoreland allocation.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

- 18-Oct-13 A Flood Risk Assessment is required to accompany any proposal to develop this site as there is a flood risk from north and west possible. This site includes some ditches which convey runoff. The housing development to the west of this site disrupted natural drainage patterns when it was constructed. This impacted negatively on council properties on the south side of Letham Avenue, Pumpherston. Care will need to be taken to ensure that issues of ground water and surface water drainage were taken into account as part of the drainage design. No other issues of flood risk are known to impact on this site. The usual attenuation and treatment of runoff criteria would also apply.
-

WLC NETS and Land Services

- 12-Jul-12 No comments.
-

WLC Transportation

- 27-Nov-13 Access via Letham Park South. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.
-

WLC Waste Management

- 12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.
-

WOSAS

- 27-Feb-12 No sites have been recorded from within the boundaries of this site. On the 1st and 2nd edition OS maps, the area was shown as being under tree cover, and although it is shown as open ground on current maps and aerial photographs, the action of tree roots is likely to have had some effect on the survival of any buried material that may have been present. Combined with the limited scale of the development area, this would suggest that there is limited potential for buried material to survive in situ within the plot.
-

Former Polbeth Market Garden, West Calder

Status

Withdrawn

PROPERTY MANAGEMENT AND DEVEL

07 July 2014

Business and industry (Classes 4, 5 and 6). Primarily for small business units as a possible replacement for West Calder Workspace.

No Prime Quality Agric Land

Conclusions:

Mixed

Class Description

Site withdrawn by Council Executive 28 June 2011.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: West Calder Medical Practice

There is some capacity at this location which should also be able to cater for the Livingston and Almond Valley core development area (CDA) centred on Polbeth.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

15-Feb-13 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the LIVINGSTON waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

14-Mar-12 SEPA require that a Flood Risk Assessment be submitted for this site.

SEPA - Water Environment

14-Mar-12 There is no requirement for a buffer strip if this site were to be developed and there are also no restoration opportunities.

SNH

30-Apr-13 No comments.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

22-Feb-13 No comments. Site withdrawn as now proposed for community use.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

18-Oct-13 A Flood Risk Assessment would be required to accompany any proposal to develop this site. The west side of this site abuts a small watercourse. There is a risk of flooding from out of bank flows in the watercourse and from potential obstruction of the culvert. A Flood Risk Assessment is required to determine the potential extents of both these phenomena on the site. It is more than likely that development of the majority of the site will be possible. The usual attenuation and treatment of runoff criteria would also apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Existing access onto the A71 and the unclassified road to Polbeth. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 See comments at EOI-0061. No further comments as site withdrawn by Council Executive.

PROPERTY MANAGEMENT AND DEVEL

08 July 2014

Housing; possibly residential institutions (Class 9) - potentially local centre uses (Classes 1, 2, 3, 4, 10 & 11) (site area 0.577ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The site lies within the settlement envelope of Livingston and is not preferred. Retail use would be remote from the town centre and local centre and could adversely affect residential neighbours if developed for retail use. The site also does not have great site conditions and is close to the railway.

Williamston Primary/James Young High (The), St Ninians/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the tributary of the Murieston Water that flows to the west of the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk.
-

SEPA - Water Environment

- 14-Mar-12 There is no requirements for a buffer strip and there are also no restoration opportunities. The nearest water body is the Murieston Water that is some 25m to the south of this site at its nearest point.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

30-Jan-12 Likely to be impacted by historically deposited incinerator ash. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 Local centre uses acceptable in principle but no support for housing. Site contamination may be an issue.

WLC Education

09-Jul-12 Education support.

WLC Environmental Health

19-Jun-12 Potential rail noise impact.

WLC Flood Risk Assessment

18-Jan-13 No historic issues, however a Flood Risk Assessment is required for this site which assesses the flood risk from the tributary of the Murieston Water that flows to the west of the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via existing roundabout at on Murieston Valley. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been identified from within this site. The site was shown as undeveloped ground on the 1st and 2nd edition OS maps, though a small lodge was shown on both of these just outside the eastern end of the plot. It is apparent that there is likely to have been a fair amount of recent earth-moving in the vicinity, associated with the construction of the new housing on Murieston Valley and Teviot Drivem and also with the creation during the 19th century of the railway embankment that runs to the north of the site. The potential for buried deposits to survive in this area is therefore likely to depend on the extent to which the plot has been affected by previous ground-disturbance.

PROPERTY MANAGEMENT AND DEVEL

08 July 2014

Mixed use (residential, local centre, employment and education) existing employment site ELv54 of national importance in the WLLP (site area 51ha developable)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

3.1

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance on this site, and the principal of development on this site has long since been established. The impact on the overall integrity and function of the countryside belt will be minimal.

The site presents a logical extension to the south side of Livingston and there is also infrastructure capacity in local schools. Capacity in the local road network would, however, require to be agreed. Part of the site will be developed for employment uses. The site is currently allocated in the adopted Local Plan for a single user employment use.

The site is currently allocated in the adopted Local Plan for a single user employment use and as specified in Scottish Planning Policy published in February 2010, the site no longer requires to be for allocated for a single user.

Williamston Primary/James Young High (The), St Pauls/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 National planning policy previously identified and safeguarded the Eliburn and Linhouse (both in Livingston) employment sites as a large single user high amenity sites. The Scottish Government no longer considers it necessary to identify and safeguard large single user high amenity sites for inward investment through national planning policy, and has stated in its recently published SPP (Feb 2010) that local planning authorities when identifying and safeguarding strategic high amenity sites, should take into account the potential for sub-division of large sites and take a flexible approach to the range of uses and scale of development that these kinds of sites could accommodate. This kind of approach is very much supported by Scottish Enterprise, and it is hoped that the LDP policies and proposals that emerge for these sites overtime, will fully reflect this guidance.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required. There are two large diameter water mains on the north border of the site.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourses that flow through the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There may be some development constraints due to flood risk. Development of this site could increase flood risk potential out with the site if developed
-

SEPA - Water Environment

14-Mar-12 The nearest water body is the Linhouse Water / Camilty Burn. There are no restoration opportunities and there is no requirement for a buffer strip.

SNH

14-Feb-12 No records. Site boundary opposite Linhouse Valley SSSI but consider no connectivity likely. Site hosts established access route and woodlands along west and south boundaries with some hedgerows within the site. Consider basing green network on these, with additional access (based on field boundary features within site?) delivered to link these features.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 Opportunity for mixed use development to include elements of class 4, 5 and 6 uses.

WLC Education

09-Jul-12 Education support - but would eventually need a new primary school (ND), as Williamston Primary School heading to capacity, could allow for an additional 300 units.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Oct-13 There are no significant flood issues associated with this site, but nothing insurmountable and there is a history of flooding of watercourse at northern end of site, unnecessarily culverted, that needs to be daylighted. It is noted that SEPA require a Flood Risk Assessment for the site.

This site was prepared for development a number of years ago. Draft flood hazard maps indicate limited susceptibility to pluvial flooding though it is anticipated that there are engineered solutions to these. There is also a culverted watercourse on site which requires to be daylighted and a natural watercourse which has been heavily modified which requires to be restored to a more natural channel. The watercourse has a history of flooding due to obstruction of the culvert inlet though the impact of the flooding has been off site at Murieston Gardens. Restoration of the channel and daylighting of the culverted section along with setback from the watercourse should allow development to proceed.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Extension of Oakbank Road required and provision of a secondary access. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. The land-use and land divisions appear to have changed little since the mid 19th century, as the area was depicted as primarily open farmland on the 1st and 2nd edition OS maps. This would suggest that it may retain some potential to produce buried deposits associated with earlier occupation.

PROPERTY MANAGEMENT AND DEVEL

08 July 2014

Residential use circa 70 units (site area 1.904ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan. the site is greenfield.

Although the site forms part of a long established housing allocation (HLv94) development is restricted by the presence of a mineshaft. It is therefore proposed that part of the site be de-allocated and that development be limited to a street frontage development to Murieston Valley Road.

Bellsquarry Primary/James Young High (The), St Ninians/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 10m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. A 4" water main crosses the site.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

14-Mar-12 There is no requirement for a Flood Risk Assessment and Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the Murieston Water some 400m south of the site. There is also no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Site impacted by historically deposited incinerator ash. Site Investigation information available but further investigation will be required. Remediation likely to be required. Mine shaft also present on site.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - existing allocation, site likely just to be street frontage, as there is a mine shaft immediately to the rear of the existing allocation. Site possibly subject to previous planning brief history (site may accommodate around 5 units).

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Oct-13 Mineshaft present. There is a small section of potential susceptibility to flooding associated with the watercourse at the north boundary of the site which will be subject to out of bank flows and potential obstruction at the culvert inlet. A Flood Risk Assessment is required to determine the potential extents of both these phenomena on the site. It is more than likely that development of all or the majority of the site will be possible. The usual attenuation and treatment of runoff criteria would also apply.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 New access required onto Murieston Valley. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. The area was depicted as largely undeveloped ground on the 1st edition OS map of the mid 19th century, though an air shaft was shown towards the centre of the site, with a tramway or mineral railway running off from it to the east. By the time of the 2nd edition, a large sand pit was shown in the SW corner of the site, and the excavation of this feature is likely to have removed any archaeological deposits that may have been present within this section of the plot. WoSAS is unable to determine whether expansion of the sand pit continued, or whether the feature shown on the 2nd edition represents its maximum extent. If it is the latter, then the majority of the site appears to represent largely undisturbed ground, and would therefore retain some potential to produce buried deposits associated with earlier occupation.

PROPERTY MANAGEMENT AND DEVEL

08 July 2014

Local centre uses, primarily commercial (Classes 1, 2, 3 and 4); potentially non-residential institutions Class 10, and leisure (Class 11) (site area 0.977ha)

No **Prime Quality Agric Land****Conclusions:**

Mixed

Class Description

This site is partially brownfield and partially greenfield within the settlement envelope of Livingston and is allocated for a local neighbourhood centre. The southern part of the site south of the railway line and immediately north of the railway line will be retained in local neighbourhood use, however, the area of land north of the watercourse running through the site contains mature trees and would also be at risk of flooding, therefore this may restrict development on this part of the local neighbourhood centre allocation.

Williamston Primary/James Young High (The). St Ninians/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.
- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.
- In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions may be required in the south site. A foul sewer crosses the north of the site.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the tributary of the Murieston Water that flows through the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. Site likely to be constrained due to flood risk. Development of this site will increase flood risk potential out with this site also.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body to the site is the Murieston Water which is within 50m of the southern site at its nearest point. If developed there would be required to be a 6m buffer to any development and the site boundary. There are also no restoration opportunities. There is also an undesignated watercourse within the northern site.
-

SNH

- 14-Feb-12 No records. Opportunity to deliver green infrastructure by retaining existing shelterbelts/woodlands. Potential access link to site EOI-0098 from south section of site.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Potential for the site to be impacted by historically deposited incinerator ash. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 Support local centre uses in principle. Site contamination may be an issue.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 There is a watercourse through the northern site a culvert also to south and through site, can however be mitigated. A watercourse and watercourse corridor complete with good tree canopy dissect this site. The watercourse will be susceptible to out of bank flows and potentially backing up when in the event of the culvert inlet becoming obstructed. The developer will be expected to commission a Flood Risk Assessment to determine how development could be integrated with the risk of flooding. Inevitable there would have to be significant setback from the watercourse.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for location.

WLC Transportation

27-Nov-13 Existing access to be used. See also Transport Background Paper to the Main Issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within either of the two plots that make up this site. Both are shown as undeveloped ground on the 1st and 2nd OS maps, though it is apparent that much of the northern block has been affected by construction of station car parking, which is likely to have removed any material associated with previous occupation that may have been present. The southern block appears to have been less extensively disturbed, though is of a fairly limited size, suggesting that there is a low potential for buried deposits to be present.

West Calder Workspace, West Calder

Status

Withdrawn

PROPERTY MANAGEMENT AND DEVEL

07 July 2014

Residential use

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

Site withdrawn by Council Executive 28 June 2011.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 90m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: West Calder Medical Practice

There is some capacity at this location which should also be able to cater for the Livingston and Almond Valley core development area (CDA) centred on Polbeth.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

01-Mar-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the EAST CALDER AVSE PFI waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

14-Mar-12 SEPA do not require any Flood Risk Assessment for this site or any Drainage Assessment.

SEPA - Water Environment

14-Mar-12 There is no waterbody nearby and there is no buffer strip or restoration opportunity either.

SNH

30-Apr-13 No comments.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-May-13 Site to be subject of planning brief prior to disposal by WLC as agreed by Council Executive 21 May 2013.

WLC Education

09-Jul-12 Education capacity constraints.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

18-Jan-13 Combined sewer, but unlikely to be any issues.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

12-Apr-13 See Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 This plot lies within the Archaeological Consultation Trigger (ACT) associated with the historic core of West Calder. The area was depicted as already being developed by the time of the 1st edition map of the mid 19th century, and the structures shown as currently occupying the southern half of the plot appear to maintain the footprint of those illustrated on the earlier map (the buildings depicted on the northern half may also represent surviving elements of partially-removed 1st edition structures). It is unclear what is proposed on this site, whether the existing structures would be converted to residential use or whether they would be demolished and new buildings erected on the plot. The nature of any proposed development would determine the type of archaeological issues raised and the mitigation required. This may include some element of building recording and possibly also intrusive fieldwork, depending on the detail of the proposal.

Land known as Burghmuir, Linlithgow

Status

Current

WALLACE LAND INVESTMENT AND MA

03 July 2014

Mixed use development including housing, hotel, care homes and greenspace plus associated infrastructure works including west facing slip onto M9 circa 600 homes (site area 48ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

Priority is given to brownfield land being developed in the Strategic Development Plan and this is a greenfield site.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

There are education capacity constraints within the area which prevent development of this site.

Development of this site would constitute an intrusive physical expansion of Linlithgow, beyond the limit of development, out with the settlement envelope of the town, which is already provided for in the adopted West Lothian Local Plan.

Part of the site north of the A803 could however be used for a single user employment use.

Part of the sites lies beyond the obvious defensible boundaries of the A803 and the C class road that traverses south to Kingsfield Farm

w Academy, Low Port Primary/Linlithgow Academy, Springfield Primary/Linlithgow Academy, St Josephs (Linlithgow)

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 90m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Mixed use allocation 0103 (land at Burghmuir, Linlithgow) could encroach on the consultation zones associated with MAHPs operated by National Grid Gas Plc, Scotland Gas Network Ltd and / or BP Exploration Operating Co Ltd. The HSE would therefore require to be consulted on any application on this site.

NHS - Lothian

03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

See Burghmuir consultation response to application 0095/P/12.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required.

In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 There is the requirement for a Flood Risk Assessment and Drainage Assessment to be submitted for this site.

SEPA - Water Environment

14-Mar-12 The nearest waterbody is Linlithgow Loch that is some 750-800m to the west of the site. There are no restoration opportunities and no buffer strip is required also.

SNH

14-Feb-12 No records. Site extends development beyond established envelope of Linlithgow. Potential landscape & visual impacts arise from north parts of the site adjacent to the M9. See Burghmuir consultation response 0095/P/12.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

WLC Contaminated Land

30-Jan-12 Former Springfield Chemical Works situated adjacent to the west of the site. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No mention of employment which according to the masterplan was to be delivered under EOI-0014, which is not in the applicant's ownership or control. Also see consultation response to Burghmuir planning application.

WLC Education

09-Jul-12 Informed by response to planning application 0095/P/12.

WLC Environmental Health

19-Jun-12 See consultation response to Planning Application 0095//12.
Air Quality -

During the initial scoping consultation for the development Environmental Health raised concerns over the use of a screening model to adequately assess the potential impact the development will have on local air pollution within the Linlithgow High Street

Environmental Health (EH) concerns at the time surround the use of baseline data particularly for the pollutants Nitrogen Dioxide (NO₂) and Particulates (PM₁₀). The base line data taken from the permanent monitoring site in Linlithgow High Street was not considered worst case due to the station being in a relatively open site. Linlithgow also has worse air pollution within the areas of the High Street where canyon effects occur due to tall buildings and a relatively narrow street. EH were not convinced that the screening model adequately addressed canyon effects and congestion effects on pollutant concentrations.

Although concentrations of pollutants appear to have reduced in 2010 which resulted in a decision not to declare an AQMA for Linlithgow in 2011, new evidence suggests a greater problem with NO₂ pollution than previous monitoring would have suggested. Current screening of NO₂ in Linlithgow clearly indicates that pollution levels are significantly greater than would be indicated by the real time monitoring station. This could be due to the station not being in a worst case location. Early results indicate some of the highest readings recorded for NO₂ diffusion tubes in West Lothian and similar to pollutant concentrations measured in the Air Quality Management Area (AQMA) within Broxburn.

There is no doubt that pollution levels in Linlithgow are likely to warrant a full detailed assessment and potentially declaration of an AQMA in the near future. The development has the potential to adversely affect local air quality. It is therefore imperative that detailed dispersion modelling is available to have a better understanding of the potential impact the Burghmuir development will have on local air quality within Linlithgow.

Environmental Health would therefore require a detailed dispersion model for the pollutants NO₂ and PM₁₀ in order to fully assess the impact of the proposed development.

WLC Flood Risk Assessment

05-Dec-13 Flood risk
Although SEPA's indicative flood map doesn't suggest that the site is at risk from flooding the developer is expected to commission consultants to undertake a Flood Risk Assessment to demonstrate any localised risk that may exist during events up to and including a 1:200-year event plus freeboard and climate change in the context of an accurate topographic survey data, cross sections of the watercourses and local meteorological data. The assessment shall comply with Annex B of the Scottish Environment Protection Agency Policy No. 4, " A SEPA Planning Authority Protocol" and CIRIA Report C624 'Development and Flood Risk: Guidance for the Construction Industry' (ISBN: 086017624x). A suitably qualified and experienced Hydrologist or Chartered Civil Engineer must carry out the study. The study must include at least a 1D hydrodynamic model of open watercourses complete with a plan showing the extents of inundation using topographic data from a recent survey. The developer is also expected to identify any culverted watercourses that may pass beneath any part of the proposed development area.

Drainage impact assessment

A Drainage Impact Assessment (DIA) will be required. It must be comprehensive and must address the issues of foul, surface and ground water, including land drainage. It must identify the issues affecting the site pre-development and should outline the strategy post-development. The DIA shall generally comply with the document Drainage Impact Assessment - A Guide for Scotland published by SEPA et al. There are local variations to the document and early consultation with SEPA and the council's Flood Risk Management Officer is recommended.

No works shall start on site until the DIA has been submitted to and approved in writing by the planning authority. The DIA shall include the sensitivity analysis and detail all elements of the surface water drainage system, risk assessment, details of any temporary abatement proposed until the permanent drainage system is in place, evidence that the drainage system meets the treatment requirements of SEPA and evidence that the drainage system will be adopted by Scottish Water.

Sensitivity analysis - flood risk

A sensitivity analysis shall be carried out in respect of the proposed layout to demonstrate that the critical storm up to and including the 1:200 year events will have no adverse effect on property forming part of the development or elsewhere.

Available information suggests that the proposed site partially drains to Linlithgow Loch. The loch, an SSSI. Water quality in the loch is deteriorating. It suffers from elevated levels of phosphate and nitrogen. Sediment transport has been shown to be partially responsible for this phenomenon. The developer is expected to demonstrate how the risks of sediment transport both during and post-development process will be eliminated.

The implications for development in the catchment are serious. Surface runoff from the site would need to be subject to a particularly rigorous treatment and attenuation regime exceeding normal expectations and carefully balanced to ensure that the time of concentration does not increase the risk of flooding to property in the vicinity of the loch. The additional volume of wastewater generated by a development also presents a serious risk assuming that it is to be directed to Linlithgow Bridge wastewater treatment works. Already there are a number of spills from a combined sewer overflow into the loch which contributes to impaired water quality. An increase in the number of spills associated with additional volumes is unacceptable. There is also regular flooding in the High Street as a result of temporary lack of capacity in the combined sewer during periods of intense rainfall. Increasing the number of events of the extent of these events will not be acceptable.

Update 05/12/13 - The site is NOT part of the Linlithgow Loch catchment area. It is also considered to be less problematic to engineer solutions than perhaps other sites.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access off Blackness Road. Site within 400m of bus stop and opportunities to provide for pedestrian links. Potential to extend town bus service. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 See comments on planning application reference 0095/P/12. In summary, a number of important archaeological sites have been recorded from the Burgh Muir area. Of perhaps the greatest interest is the record that suggests that the army of Edward I camped on the Burgh Muir on the evening before the Battle of Falkirk in 1298, but there is also a record suggesting the former presence of a gallows in the area, and a site where it is reputed that witches were burnt in the early 17th century. It is also recorded that a hoard of Roman coins were found on the Burgh Muir during ploughing in the 18th century, while metal-detecting in the fields last year recovered an axe-head of Bronze Age date. This would suggest that there is a high potential for buried archaeological material to survive within this area, and indeed, we have provided comments to this effect in relation to a proposed masterplan submitted for the area. It is likely that this proposal will raise significant archaeological issues.

FEDS (Facilities Engineering and Design Solut

25 November 2013

Mixed use - housing and other appropriate uses such as business, leisure, community use.

No **Prime Quality Agric Land****Conclusions:**

Mixed

Class Description

The site lies within an area designated as countryside belt. The site is remote from existing amenities and does not contribute to sustainable patterns of development.

There is no education capacity to support development of the site.

There are infrastructure issues affecting this site.

East Calder Primary/West Calder High, St Pauls/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: East Calder Medical Practice
- East Calder currently has no capacity and needs to be replaced. However, it is understood that the core development area (CDA) at Calderwood is to provide for a new neighbourhood centre where health facilities could be accommodated subject to further discussion.
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.
- In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the Linhouse Water along the western boundary of the northern site allocation. Consideration should also be given to the small area located adjacent to a small watercourse in the southern allocation. The majority of site is however considered developable.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body to the site is the Linhouse Water that has a mutual boundary with the western most site. A 6-12m buffer from any development to this watercourse would be required.
-

SNH

- 14-Feb-12 No records. Welcome proposal to extend Country Park. However, note that the Country Park at this point is also an SSSI. Management of increased access into the SSSI requires consideration as recreational pressure highlighted as having negative effect in last Site Condition monitoring visit of 2008. Should not be entirely discounted though as well designed access to the SSSI should be welcomed.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

30-Jan-12 Site of the former Oakbank Miners Rows. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 A small local allocation for employment use may be appropriate if approval is given for a mixed development.

WLC Education

09-Jul-12 No Education support.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 Septic tank issues and sewerage issues. No specific historic issues or particular flood susceptibility. A Flood Risk Assessment is required which assesses the flood risk from the Linhouse Water along the western boundary of the northern site. Consideration should also be given to the small area located adjacent to a small watercourse in the southern site. Majority of site developable. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via Oakbank Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The more southerly of the two plots that comprise this area encompasses a section of the former village of Oakbank. A number of blocks of terraced houses were shown within this plot on the 1st and 2nd edition OS maps, and it is likely that any development in this area would encounter deposits associated with these structures. The northern block does not seem to have formed part of the settlement, but it does show evidence of industrial activity; on both the 1st and 2nd edition maps, it is traversed by mineral railway lines and shows evidence of dumping of waste material. This is likely to have resulted in a fair amount of ground disturbance, and there would appear to be a limited potential for material relating to earlier phases of occupation to survive.

BSW TIMBER

15 November 2013

Residential use (site area 0.679ha)

No **Prime Quality Agric Land****Conclusions:**

Mixed

Class Description

The site is brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland.

The proposal is supported as infill development within the settlement envelope and would present a logical next phase of residential development. The site provides a natural infill between the existing residential areas.

Linlithgow Bridge Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required.

In terms of waste water treatment the site is very close to the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required

SEPA - Flooding

- 14-Mar-12 There has been a history of flooding along the Mains Burn recorded in 1998. There is a formal flood prevention scheme upstream of the development site. It is designed to a 1:200 year event. It is unclear what protection (if any) is provided to the downstream allocation site. There is no requirement for a Flood Risk Assessment or Drainage Assessment for this site.
-

SEPA - Water Environment

- 14-Mar-12 The River Avon is the nearest water body of any significance to the site which is 650m of the west of the site. There is no requirement for a buffer strip and there are also no restoration opportunities. The Mains Burn lies within 40m of the site to the west of the site.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Site was formerly railway land/goods yard and then latterly a timber yard. Site Investigation will be required.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns - site subject of previous application, refused primarily for education capacity concerns. May be capacity in Linlithgow Bridge Primary School.

WLC Environmental Health

12-Jun-12 Possible rail noise impact.

WLC Flood Risk Assessment

05-Dec-13 No apparent issues, but perhaps some sewer flooding in the area. Site could be on combined sewer at present. The Retail Park provides for flooding to the west of the site. The usual attenuation and treatment of runoff criteria would apply.

Update - 05/12/13 - While there are the same capacity issues into the combined sewer to contend with, the site enjoys an element of protection from the railway embankment in terms of surface water.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access via existing access onto Falkirk Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site which is located to the west of the area of increased archaeological sensitivity associated with the historic core of Linlithgow, and was depicted as open ground on the 1st edition OS map of the mid 19th century (though the railway was already in place by this period). By the 2nd edition, the site was occupied by a yard associated with a railway siding, occupying what appears to be an artificially created terrace. A crane and good shed were shown, along with a weighing machine. These features were also shown on the 3rd edition, but do not appear on modern maps, on which the plot is occupied by a large corrugated-iron shed sitting within a surfaced yard. Creation of the terraced platform and former siding are likely to have involved a fair amount of earth-moving, meaning that there is a limited potential for material relating to earlier phases of occupation to be present.

LAND SECURITIES PLC

19 November 2013

Retail use (site area 0.8ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield within the settlement envelope of Livingston and within the town centre boundary in the adopted West Lothian Local Plan. Continued retail use is therefore appropriate in this location and is supportive of Livingston's role as a sub regional shopping centre for Edinburgh and the Lothians.

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

14-Mar-12 SEPA require the submission of a Flood Risk Assessment which assesses the flood risk from the tributary of the Murieston Water that flows through the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. The site is likely to be constrained due to flood risk. Redevelopment of this site would increase flood potential out with the site.

SEPA - Water Environment

14-Mar-12 The nearest water body of significance to the site is the River Almond (Breich Water confluence to Maitland Bridge). There is no requirement for a buffer strip and there are also no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Former bus station, now car park. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 No apparent issues, unless the site is subject to redevelopment when a Flood Risk Assessment is however required. Some slight pluvial flooding risk is evident on a small part of this site. There is no doubt that this can be alleviated through engineering design. The usual attenuation and treatment of runoff criteria would apply to all redevelopment of this site.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for location.

WLC Transportation

27-Nov-13 Access via existing road network. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site relates to a two-storey carpark associated with the Livingston shopping centre. The site is shown as undeveloped on historic OS maps, and the amount of ground disturbance that has already taken place in relation to the creation of the current structures and associated landscaping means that there is a very low potential for archaeological material to be present.

LAND SECURITIES PLC

19 November 2013

Town centre/retail/business/leisure development

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield within the settlement envelope of Livingston and within the town centre boundary in the adopted West Lothian Local Plan. Continued retail use is therefore appropriate in this location and is supportive of Livingston's role as a sub regional shopping centre for Edinburgh and the Lothians.

Dedridge Primary/James Young High (The), St Ninians/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.
- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.
- In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the potential culverted watercourse beneath the site. We would recommend investigation into any potential culverts on-site and highlight Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' which states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active". There would also be the requirement for Flood Resilient measures and surface water issues were recorded nearby in 2003 and development of this site will increase flood risk potential out with the site.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of significance to the site is the River Almond (Breich Water confluence to Maitland Bridge) which is within 100m of the site at its nearest point to the north of the site. There is no requirement for a buffer strip and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Former bus station, now car park. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No substantive comments. Unlikely to be any class 4, 5 or 6 uses.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

28-Oct-13 There are a number of areas deemed susceptible to the risk of pluvial flooding on this site. There is no doubt that this can be alleviated through engineering design. The usual attenuation and treatment of runoff criteria would apply to all redevelopment of this site. A Flood Risk Assessment is required.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for location.

WLC Transportation

27-Nov-13 Access via existing road network. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 This site encompasses the area covered by EOI-0106, together with the western end of the shopping centre and another car park to the north of it. As with EOI-0106, the amount of ground disturbance that will have already taken place in relation to the construction of these structures means that there is a very low potential for archaeological material to survive.

DAVID BRADLEY

07 July 2014

Residential use (site area 0.35ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan. The site also lies within the settlement envelope.

The site also lies within the Whitburn settlement envelope and presents a logical next phase of residential development.

If developed for housing this will be compatible with the masterplan for Polkemmet to the south and west of the site.

SEPA will require the submission of a Flood Risk Assessment to accompany any planning application as development of this site would increase the potential for flood risk out with this site. A watercourse along southern boundary which derives from the Colliery Ponds will require to be assessed. A watercourse is also culverted adjacent to the site and may be culverted beneath the development site. Development should not take place on top of culverted watercourses in line with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards in Flooding'.

In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is limited capacity. Water main extensions will also be required.

In terms of waste water treatment the site is served by the AVSE PFI WHITBURN waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will also be required.

Polkemmet Primary/Whitburn Academy, St Josephs (Whitburn)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
Existing facility: Whitburn Health Centre.

The existing health centre in Whitburn is constrained and land locked and does not lend itself to being expanded. Whitburn has been identified by the Community Health Care Partnership to be developed as a Partnership Centre at Polkemmet. It is unclear if the existing facility would remain if that were to happen.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is limited capacity. Water main extensions will be required.

In terms of waste water treatment the site is served by the AVSE PFI WHITBURN waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment to be submitted for this site. Development of this site would increase the potential for flood risk out with this site. A watercourse along southern boundary which derives from the Colliery Ponds has to be assessed. Watercourse is also culverted adjacent to the site and may be culverted beneath the development site. Development should not take place on top of culverted watercourses in line with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards in Flooding'.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is the River Almond although the Cultrig Burn, a tributary of the River Almond, lies within 100m of the site to the south. There is no requirement for a buffer strip and there are also no restoration opportunities.

SNH

14-Feb-12 No records. Consider access links to adjacent Polkemmet site.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Site of the former Polkemmet Colliery. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - A check capacity of schools in relation to Polkemmet site numbers would be required at the time of any planning application, to confirm if and when capacity will be available.

WLC Environmental Health

19-Jun-12 Potential noise from industrial opposite (recycling centre).

WLC Flood Risk Assessment

15-Feb-12 Some flooding/drainage issues, but shouldn't prevent development. A Flood Risk Assessment is required. There are some culverts in the area. No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Use existing access onto Dixon Terrace. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. The area was shown as undeveloped ground on the 1st-3rd edition OS maps, though an old quarry was shown on the 2nd and 3rd editions in the area to the south. The plot is located immediately adjacent to the former site of Polkemmet Colliery, which was first sunk in the period 1913-16, and was in production between 1921 and 1986. It is unclear whether the one-storey structures that now occupy part of the site were originally built for the colliery. However, it appears unlikely that the development of this plot would raise a major archaeological issue.

LAND SECURITIES PLC

19 November 2013

Town centre uses

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield within the settlement envelope of Livingston and within the town centre boundary in the adopted West Lothian Local Plan. Continued retail use is therefore appropriate in this location and is supportive of Livingston's role as a sub regional shopping centre for Edinburgh and the Lothians.

Dedridge Primary/James Young High (The), St Ninians/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

14-Mar-12 SEPA do not require the submission of either a Flood Risk Assessment or a Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is the River Almond (Breich Water confluence to Maitland Bridge), which lies 110m from the site at its nearest point. There is no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Car parking and former demolished site. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No substantive comments. Unlikely to be any class 4, 5 or 6 uses.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for location.

WLC Transportation

27-Nov-13 Access via existing road network. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 This site was depicted as open ground on the 1st and 2nd edition maps, but now encompasses the five-storey West Lothian House, an area of car parking and a war memorial. It is apparent that a large amount of ground disturbance would have been involved with the construction of West Lothian House and car park, it is unlikely that significant archaeological material will be preserved within this plot.

MR HARRY RUSSELL

08 July 2014

Housing and mixed residential development with associated community and leisure facilities. Potential for employment and commercial development subject to further assessment (site area circa 85ha)

No **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance on part of the site as an alternative to other sites in the Murieston Valley locality. The overall integrity and function of the countryside belt will be minimal through the area suggested to be allocated. It will also present a logical extension to the west side of Livingston.

Education capacity is available. Capacity in and access to the local road network would, however, require to be fully assessed and agreed.

Bellsquarry Primary/James Young High (The), St Ninians/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 10m in height or two storeys, whichever is the highest and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 Development within this site boundary could potentially impact upon the setting of scheduled monument Murieston Castle, Wester Murieston, West Calder (SM1207). Content that application of national and appropriate local policies should be able to mitigate any potential adverse impacts. There may be the potential to achieve some conservation gain to the monument from development in this location.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required. There is a 21" water main crossing the bottom of the site.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment to be submitted which assesses the flood risk from the Murieston Water and the small watercourses that flow through the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There is a small pond which also requires consideration. Development will increase flood risk potential out with the site also.
-

SEPA - Water Environment

- 14-Mar-12 The nearest Waterbody of any significance to the site is the Muieston Water that traverses the southern boundary of the site and a minimum 6m buffer would be required from any development to this watercourse. There are no restoration opportunities.
-

SNH

- 14-Feb-12 No records. Small woods and shelterbelts present on site provide basis of green infrastructure. Protected species recorded within 100m of the site, a biodiversity assessment would be required for this site.. Retain and base access provision on these for multi-functional green space. If pond clear of protected species, consider opportunities to use this as SUDS? Little or no additional planting would be required if existing woodlands are retained to deliver green infrastructure.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Former Westfield Mine situated in the north of the site. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No reference is made to class 4, 5 or 6 uses. Poor access.

WLC Education

09-Jul-12 Education support - (longer term), but existing capacity issues at Bellsquarry Primary School (but could support future extension) and St Ninian's RC Primary School. Could have catchment implications for St Pauls Primary School also.

WLC Environmental Health

19-Jun-12 Potential noise impact from railway.

WLC Flood Risk Assessment

28-Oct-13 Watercourse through the site, two catchments, but part of site may be able to be developed.

There are a number of areas deemed susceptible to the risk of pluvial flooding on this site. There is no doubt that this can be alleviated through engineering design. The usual attenuation and treatment of runoff criteria would apply to all development of this site. This site also includes a pond which is known to support large numbers of amphibian species which are subject to statutory protection. A FRA is required.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via Murieston Valley/ Murieston Road. Capacity limited due to railway line and existing developments. Link road required to serve any new allocations in the Murieston area. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Two sites have been recorded from within the area. One of these, Murieston Castle, is legally protected as both a scheduled monument and a category B-listed building. It originally comprised a free-standing keep of 16th century date, which was subsequently rebuilt and drastically restored in 1824. Any application for development in this area should assess the effect work is likely to have on the setting of the castle. This may result in the need to restrict development in certain sections of the plot, in order to preserve the castle's setting. The second site recorded relates to an unroofed structure shown on the 1st edition OS map in a shelter belt to the north-west of Westfield farm. In addition to these features, both the 1st and 2nd editions showed the presence of the Westfield Limestone Mine at the north-east corner of the site. This comprised a number of buildings, extraction pits, a magazine and a dump of waste material. Aside from this, the majority of the area was depicted as undeveloped ground on the 1st and 2nd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

MR GEORGE DUNCAN

19 November 2013

Residential use and mixed use development, number of units to be determined subject to a masterplan (site area 29.5ha)

No **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and the redevelopment of brownfield land. This is a greenfield site and there are other more suitable sites available for development.

There is no education capacity available to support development of the site at the moment, but there could be in the future.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement beyond the existing Murieston Road and housing south of the road.

Bellsquarry Primary/James Young High (The), St Ninians/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.
- In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse identified as flowing along the north west boundary of the site. We would recommend investigation into any potential culverts on-site and highlight Planning Advice Note 69 'Planning and Building Standards on Flooding' which states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active". Development of this site will increase the risk of flooding out with the site.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance is the Linhouse Water/Camility Burn but there is no requirement for a buffer strip and there are also no restoration opportunities as this watercourse is around 250m from the site to its south east at its nearest point.
-

SNH

- 14-Feb-12 A biodiversity assessment would be required for this site as some protected species have been recorded within 100m of the site. Opportunity to enhance existing and link to adjacent habitat network. Potential access link through to established paths on EOI-0099.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

- 21-Jun-12 No mention is made of class 4, 5 or 6 uses. If the site is taken forward, a small allocation for employment may be appropriate.
-

WLC Education

- 09-Jul-12 Education support - (longer term), but existing capacity issues at Bellsquarry Primary School (but could support future extension) and St Ninians RC Primary School. Could have catchment implications for St Pauls Primary School also.
-

WLC Environmental Health

- 19-Jun-12 Potential noise impact from railway.
-

WLC Flood Risk Assessment

- 28-Oct-13 Minor drainage issues, nothing significant.
- Some slight pluvial flooding risk is evident on a small part of this site. There is no doubt that this can be alleviated through engineering design. The usual attenuation and treatment of runoff criteria would apply to all redevelopment of this site. FRA required.
-

WLC NETS and Land Services

- 12-Jul-12 No comments.
-

WLC Transportation

- 27-Nov-13 Access via Murieston Valley and unclassified road. Capacity limited due to railway line and existing developments. Link road required to serve any new allocations in the Murieston area. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.
-

WLC Waste Management

- 12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.
-

WOSAS

- 27-Feb-12 No sites have been recorded from within the boundaries of this site though it is located immediately to the north-east of Balgreen, which appeared on Roy's Military Survey of Scotland, conducted in the period 1747-55, as Bawgreen. This would suggest that occupation on the site extends into the period before the widespread agricultural improvements in the later 18th and early 19th centuries. The plot itself was depicted as undeveloped farmland on the 1st and 2nd edition OS maps, suggesting that it would retain some potential to produce buried deposits relating to earlier occupation.
-

K HAGERT

08 July 2014

Residential use (site area 8.8ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

EOI-0112

Land adjacent to Roman Camp Cottages, Uphall Station

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

There is no visible means of vehicular access to the site. It appears that satisfactory access can only be achieved in conjunction with development site to the west.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

Development will increase flood risk potential both to the site and out with the site. SEPA has advised that it would require a Flood Risk Assessment

The site is environmentally sensitive, providing habitat for great crested newts, a protected species and is potentially part of a wider Pumpherston metapopulation.

The site falls within the safeguarding consultation zone of Edinburgh Airport

Any development would likely have to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design.

The site is situated adjacent to a former shale mining/refining area and a former refuse which will necessitate an appropriate site investigation and may require remediation works to allow development to take place.

There is insufficient education capacity available to support development of the site.

There is a potential noise issue for occupants of any new houses as a consequence of the relationship of the site to the railway line and the M8.

Broxburn Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses**Current Status****Proposed Use**

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Strathbrock Partnership Centre
- There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment for this site and development will increase flood risk potential out with the site.

SEPA - Water Environment

14-Mar-12 There is no water body near the site but the site does contain some small ponds. Roman Camps cottages is noted as a pressure on the Caw Burn, featuring in the River Basin Management Plan profile and is candidate for being promoted for first time sewerage under Q&S IV. No buffer strip is required and there are no restoration opportunities.

SNH

14-Feb-12 Surveys for Drumshoreland (ref 0050/P/08) recorded high value foraging habitat for great crested newts (GCN) on site and 2010 survey recorded ponds with GCN present and breeding in middle and south sections of this site. Early survey of site and liaison with SNH is essential if taken forward in the LDP. Focus of green network provision must be on providing mitigation for loss of GCN habitat. Should be planned in consultation with SNH.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Site situated adjacent to shale mining and refining land at Roman Camps and Drumshoreland, and also next to a former Victorian-age tip. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - no capacity at Pumperston Primary School, 645 units set aside for Drumshoreland allocation

WLC Environmental Health

19-Jun-12 Potential noise impact from railway and M8.

WLC Flood Risk Assessment

28-Oct-13 There is a watercourse through the site but this will not cause any significant problems, however a Flood Risk Assessment is required.

There are a number of areas deemed susceptible to the risk of pluvial flooding on this site. There is no doubt that this can be alleviated through engineering design. The usual attenuation and treatment of runoff criteria would apply to all development of this site. This site is also understood to be providing habitat to support large numbers of amphibian species which are subject to statutory protection.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 No visible means of vehicular access. Access can only be achieved in conjunction with development site to the west. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. It was depicted as open ground on the 1st edition OS map of the mid 19th century, and was shown as entirely under tree cover on the 2nd edition. On the 2nd edition, a railway branch line was shown running along the western boundary of the site. The area was still shown as being under trees on the 3rd edition, which also depicted elements associated with increasing industrial use to the east of the plot. A tramway or mineral railway was shown on this map, running from the Roman Camp Oil Works to the north-east corner of the plot, and there was also evidence for the dumping of waste material. None of this appears to have impinged on the site itself, however. More recent OS mapping shows the former presence of an oval track in the centre of the plot, and traces of this can still be discerned on modern aerial photographs. While the former presence of trees on the site in the late 19th and early 20th centuries is likely to have had some impact on the survival of any buried deposits that may have been present, the site does still retain some potential to produce material of this type.

S IRVINE

25 November 2013

Residential and mixed use development (site area circa 5.3ha)

Yes **Prime Quality Agric Land****Conclusions:**

Mixed

Class Description

2

The site lies within an area designated as countryside belt and provides a countryside edge to East Calder.

Development would likely be highly visible from the A71 resulting in visual intrusion.

There are infrastructure issues associated with this site. There is no education capacity to support development.

East Calder Primary/West Calder High, St Pauls/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the core development area (CDA) at Calderwood is to provide for a new neighbourhood centre where health facilities could be accommodated subject to further discussion.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 Development on this site will increase outwith the site. SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourses which transect the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There may be development constraints due to flood risk. Surface water issues were recorded in 2007 to the west of site.
-

SEPA - Water Environment

- 14-Mar-12 There is no significant water body close to the site however there is a 6m buffer required to the watercourse that runs north to south through the site. There are no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Depends on nature of agricultural use. Phase 1 study likely to be required.
-

WLC Economic Property Development

21-Jun-12 The site may have merit for use classes 4, 5 or 6 provided there is no adverse effect on the ability to bring forward established sites.

WLC Education

09-Jul-12 No Education Support - capacity issues at St Pauls Primary School, longer term requirement for new RC Primary School, also enough land allocated in East Calder at the CDA.

WLC Environmental Health

19-Jun-12 Potential noise impact from road traffic.

WLC Flood Risk Assessment

28-Oct-13 This site is dissected by two separate watercourses potentially compromising development in the context of the assumption against culverting of watercourses. Part of the site is also at risk of flooding from out of bank flows in the watercourses and from potential obstruction of the outfall. The usual attenuation and treatment of runoff criteria would apply to all redevelopment of this site. A Flood Risk Assessment is required for this site.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 No access from A71, access site via the B7015. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. The area was depicted as undeveloped farmland on both the 1st and 2nd edition maps, with the exception of a sluice and filter tank shown on the line of the canalised burn. As such, the area may retain some potential to produce buried deposits associated with earlier occupation.

Wilcoxholm Farm - Edinburgh Road, Linlithgow

Status

Current

MR JOHN KERR, JOHN KERR LTD

02 July 2014

Residential with a mix of housing, leisure use and open space, retain existing business uses

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

Priority is given to brownfield plan being developed in the Strategic Development Plan and this is a greenfield site. However, not all housing requirements can be accommodated on brownfield sites and therefore some greenfield housing release will be necessary and this site is to be supported as an allocation, in part.

Development of the site, whilst not strictly speaking in full accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations, nevertheless will represent a potential longer term logical expansion to the town.

There are education capacity constraints within the area which prevent development of this site in the short to medium term.

Appropriate flood risk mitigation and off site drainage to Linlithgow Loch would be required if the site were to be developed.

Low Port Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 Development of the site could impact upon the setting of the scheduled monument Union Canal, River Almond to River Avon (SM8954). Access to the northern part of the site appears to be constrained, and consequently we have concerns that access requirements (for instance, a new access bridge) may have an adverse impact on the canal and its setting. We would not favour new crossings which may affect the site and setting of the canal at this point. If development of the site did not require a new crossing, we are content that application of national and appropriate local policies should be able to mitigate any other potential adverse impacts.
- One of the key characteristics of the Union Canal is the alternation between rural and urban settings, and increased development along the rural sections of the canal has the potential to lead to a cumulative erosion of that character. Additionally, such development may bring pressure for supplementary crossings, which could potentially have adverse direct and/or indirect impacts on the scheduled canal. We request that you give these points consideration when assessing the suitability of proposed sites close to the canal.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
- Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required. Supply needs to be from the north.

In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

- 14-Mar-12 There is requirement for a Flood Risk Assessment and development on this site will not increase flood risk out with the site. Flood risk mentioned in the allocation supporting statement. Consideration should be given to the potential flood risk from the Union Canal and the incorporation of flood mitigation measures. Water resilient measures are also recommended. There are formal flood defences present in Linlithgow, but these are not relevant to this allocation. Surface water issues recorded nearby in 2005 and 2008. The Union Canal flows through development site and we would recommend contact is made with British Waterways to establish whether there is a risk of flooding.
-

SEPA - Water Environment

14-Mar-12 The nearest waterbody is Linlithgow Loch which is some 650m west of the site. There is no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records. Applicant mentions mix of housing and open space. Suggest this is designed to link to Union Canal. Potential leisure uses in association with the Canal should not impact on existing informal use of the towpath.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Presence of contamination depends on the nature of agricultural use. Phase 1 study likely to be required.

WLC Economic Property Development

21-Jun-12 The site may have merit for use classes 4, 5 or 6 provided there is no adverse effect on the ability to bring forward established sites.

WLC Education

09-Jul-12 Education concerns - capacity issues at Low Porte Primary School; catchment change required, access issues and related to wider implications arising from possible developments elsewhere in Linlithgow which will all impact on capacity at Linlithgow Academy.

WLC Environmental Health

19-Jun-12 Potential railway noise impact, could be an issue also of impact in terms of road traffic in the town centre, that would not appropriate mitigation, to ensure that no AQMA is designated in Linlithgow.

WLC Flood Risk Assessment

05-Dec-13 A Flood Risk Assessment is required. Flood risk mentioned in the allocation supporting statement. Consideration should be given to the potential flood risk from the Union Canal and the incorporation of flood mitigation measures.

This site is within the Linlithgow Loch catchment. Development of the site has the potential to impact very negatively on Linlithgow Loch a body of water which is deteriorating from what was a mesotrophic loch to one that is currently eutrophic trending towards hyper-eutrophic. There are seasonal impacts on public health and public use of the loch for associated with extensive and long-lasting toxic algal blooms and the low oxygen conditions that this creates impacts on the ability of the loch to support fish. There have been a number of fish kills during the late summer. In summer 2013 much of the fish population was under significant visible stress and a large number of fish were killed.

There is also a potential risk of flooding to properties in the town bay due to the balancing function performed by the loch through a complex series of level controls. The loch is a heritage asset owned by Scottish Ministers and supports an important SSSI which is in a deteriorating condition.

The implications for development in the catchment are serious. Surface runoff from the site would need to be subject to a particularly rigorous treatment and attenuation regime exceeding normal expectations and carefully balanced to ensure that the time of concentration does not increase the risk of flooding to property in the vicinity of the loch. The additional volume of wastewater generated by a development also presents a serious risk assuming that it is to be directed to Linlithgow Bridge wastewater treatment works. Already there are a number of spills from a combined sewer overflow into the loch which contributes to impaired water quality. An increase in the number of spills associated with additional volumes is unacceptable. There is also regular flooding in the High Street as a result of temporary lack of capacity in the combined sewer during periods of intense rainfall. Increasing the number of events of the extent of these events will not be acceptable.

The site to the north of the canal is also susceptible to inundation from flooding. The developer would be required to prepare a Flood Risk Assessment to determine the extent of the site capable of being developed without compromise to the functional flood plain.

Update 05/12/13 - The northern portion of this site is seriously affected by flooding. There is an existing culvert system running under the Maidlands development which is prone to flooding and has caused considerable damage in the recent past. The houses fronting onto Edinburgh Road are not currently connected to a sewer and are more predominantly served by septic tanks. A development at Pilgrims Hill could perhaps be the means of securing mains drainage for these properties. (Scottish Water is currently examining the possibility of extending mains drainage to these properties but it would be at the cost of the residents). There would, however, still be the issues of increasing the volume of potential overflow discharge to Linlithgow Loch.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Junction improvements required; impact on road capacity needs consideration; canal bridge crossing required onto Edinburgh Road; consider provision of pedestrian access over the canal to the railway station; potential to use existing access at Maidlands needs further consideration; height restriction on bridge at Edinburgh Road. Development problematic due to level differences. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12

The site includes a section of the Union Canal within its boundaries. It may be necessary to consider the effect of any development proposal on the setting of the canal, in line with national policies on the treatment of scheduled monuments in the planning process. Wilcoxholm farm is also located within the development area. This was depicted as Wilcoxhome on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that occupation on the site extends into the period before the widespread agricultural improvements of the later 18th and early 19th centuries. Roy also depicted another farm named Willcoxhill, just to the south of Wilcoxholm. This farm lay directly on the road from Linlithgow to Queensferry, but does not appear on either the pre-WWII or on modern OS maps. While it is possible that it may have been removed by construction of the canal, it is also possible that elements associated with Willcoxhill may survive below ground level. Other than this, the area was depicted as undeveloped ground on the 1st and 2nd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

Cadzow Estate - Land at Kilpunt, Broxburn

Status

Current

CADZOW ESTATE

11 July 2014

Mixed use - residential/retail/employment/community uses (site area circa 89ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements.

The site is located within an area of special agricultural importance and is prime quality agricultural land. Development would result in visual intrusion.

The site is immediately north east of the existing Almond and Linhouse Valley AGLV that is also a candidate Special Landscape Area (cSLA) and development of this site could adversely affect the setting of this existing and proposed designation.

There are infrastructure issues associated with this site.

Broxburn Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 3 houses or two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

In reference to noise, in order to protect the amenity of neighbouring developments or future occupiers the issue of aircraft noise should be considered on this site at the outset and the impact of noise within a residential property or associated amenity space is considered from all potential sources. Detailed building design, layout and noise mitigation may address potential aviation noise from within potential residential properties. The proximity of the airport will influence the height and form of buildings and the landscaping within developments.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity and the MARCHBANK waste water treatment works where there is sufficient capacity. There is a 63mm water main running through the site. Water main extensions will be required. A water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. Sewer extensions may be required. There is a 1200mm combined sewer crossing the north of the site. This will need to be taken into consideration when planning the site layout. Sewer extensions will be required.

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment that assesses the flood risk from the Brox Burn, River Almond, and small watercourses. Consideration should also be given to any culverted watercourses within/nearby the site. There are likely to be development constraints to part of the site. Extensive flooding of Broxburn (especially Burnside) in 2008. The adjacent builders merchant was flooded to an approximate depth of 400mm. There is a Formal flood defences scheme present at Burnside (larger scheme still at the proposal stage). This is not believed to protect flooding to this site. Development of this site would increase flood potential out with this site.
-

SEPA - Water Environment

- 14-Mar-12 A 6m-12m buffer would be required to the Caw Burn that traverses through the northern end of this site. There are also no restoration opportunities.
-

SNH

- 14-Feb-12 No records from site.
-

Transport Scotland

- 19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.
-

WLC Contaminated Land

- 30-Jan-12 presence of contamination depends on the nature of agricultural use. Phase 1 study likely to be required.
-

WLC Economic Property Development

- 21-Jun-12 Allocation supported previously as part of WLLP as a replacement/expansion of East Mains Industrial Estate. The site has some merit given proximity to Edinburgh but would probably now detract from the allocations brought forward further west - e.g. Heartlands, Whitburn.
-

WLC Education

- 09-Jul-12 No Education support - no capacity at primary school level. Secondary school provision may be acceptable subject to extension of schools. New denominational primary school required.
-

WLC Environmental Health

- 19-Jun-12 Potential Air Quality issues on edge of Air Quality Management Area (AQMA). Potential noise issues from M8. Potential aircraft noise.
-

WLC Flood Risk Assessment

- 28-Oct-13 The Broxburn Flood Prevention Scheme is north of the site and a set back to be agreed from the burn at Burnside which has a history of flooding.
- Large areas of this site are deemed susceptible to the risk of both pluvial and fluvial flooding including from out of bank flows from the Brox Burn and River Almond. A Flood Risk Assessment would be required to determine the extent of the site capable of being developed. The usual attenuation and treatment of runoff criteria would apply to development of this site.
-

WLC NETS and Land Services

- 12-Jul-12 No comments.
-

WLC Transportation

27-Nov-13 New access required onto the A89 as the existing access is problematic. Existing roundabout on the A89 is to be signalised. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Three sites have been recorded from within the boundaries of the site. These include the site of Hiddlefaulds farmstead, depicted on the 1st edition OS map, the line of a dismantled mineral railway depicted on the 2nd and 3rd edition maps, and the site of Birdsmill corn and flour mill, identified on maps as farm back as the Pont map of the mid 17th century. The majority of the area was depicted as undeveloped ground on the 1st and 2nd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

CADZOW ESTATE

25 November 2013

Residential use (single house), tourism, leisure, employment (site area 4.5ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

The site is located within an area of special agricultural importance and is prime quality agricultural land. Development of the site would result in visual intrusion.

While the site enjoys a location adjacent to the Union Canal, and there could be some potential for capitalising on this relationship, in terms of leisure and recreational opportunities, it does not justify the allocation of the site for such purposes. A planning application would, perhaps, be a more appropriate mechanism in order that consideration can be afforded to the merits of a specific proposal. There are, however, infrastructure issues associated with this site.

Broxburn Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to x height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

In reference to noise, in order to protect the amenity of neighbouring developments or future occupiers the issue of aircraft noise should be considered on this site at the outset and the impact of noise within a residential property or associated amenity space is considered from all potential sources. Detailed building design, layout and noise mitigation may address potential aviation noise from within potential residential properties. The proximity of the airport will influence the height and form of buildings and the landscaping within developments.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
The site lies in close proximity to the Union Canal. One of the key characteristics of the Union Canal is the alternation between rural and urban settings, and increased development along the rural sections of the canal has the potential to lead to a cumulative erosion of that character. Additionally, such development may bring pressure for supplementary crossings, which could potentially have adverse direct and/or indirect impacts on the scheduled canal. We request that you give these points consideration when assessing the suitability of proposed sites close to the canal.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12

In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment there is no infrastructure in the area The nearest waste water treatment works is the AVSE PFI - NEWBRIDGE works where there is limited capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA state that Union Canal flows adjacent to development site and we would recommend contact is made with Scottish Waterways to establish whether there is a risk of flooding to the site from the canal. Consideration should be given to the potential flood risk from the Union Canal and the incorporation of flood mitigation measures. It is also recommended that any development on this site introduces water resilient measures.
-

SEPA - Water Environment

- 14-Mar-12 The Union Canal traverses the northern and eastern boundaries of the site. There is no requirement for any buffer strip to the canal or any other watercourse and there are also no restoration opportunities.
-

SNH

- 14-Feb-12 No records from site.
-

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - no capacity at primary school level. Secondary school provision may be acceptable subject to extension of schools. New denominational primary school required.

WLC Environmental Health

19-Jun-12 Potential Air Quality issues on edge of AQMA. Potential noise issues from M8.

WLC Flood Risk Assessment

28-Oct-13 Flooding/drainage issue at Muirend Cottage. Flood risk from the canal should be evaluated. No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Constrained access point, use existing access. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this aite. Scheduled Monument Consent would be required in advance before undertaking any work that would have a direct effect on the canal or any of its associated structures. In addition, any proposed development in this area should give some consideration to its potential impact on the setting of the canal. Other than this, the area was depicted as undeveloped ground on the 1st and 2nd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

ELDERHEYS LTD

08 July 2014

Residential use circa 90 dwellings (site area 1.78ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan.

The site is north of Livingston Village which has a number of different uses, including retail and commercial. The site previously contained offices and other commercial uses and represents an infill redevelopment opportunity for mixture of uses that could include residential use, subject to education capacity, or as a neighbourhood centre for the local area.

On 2 June 2014 the council's Development Management committee granted planning permission in principle, subject to conditions and a legal agreement to secure developer contributions/land transfer, for 29 units on this site, under application reference 0255/P/13.

Livingston Village Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA do not require either a Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site of any significance is the River Almond (Breich Water confluence to Maitland Bridge) which lies 150m from the site at its nearest point. The Lochshot Burn lies some 200m west of the site at its nearest point.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

WLC Contaminated Land

30-Jan-12 Phase 1 study is likely to be required in the first instance. Asbestos survey would be required prior to demolition of buildings. Car Parking a potential source of localised hydrocarbon contamination.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - catchment change for Livingston Village Primary School and extension of this school into this site. Howden St Andrews Primary School is ok with some expenditure requiring developer contributions. Feasibility study undertaken for this. Implications for Buchanan House.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

28-Oct-13 No apparent issues.No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. Accessibility & quality standards.With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access via existing onto Kirkton North Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 See comments at EOI-0043 and EOI-0002.

GLENEAGLES PARTNERSHIP

07 July 2014

Residential use, circa 120 units (site area 8.09ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Land north of the Bentswood Inn
EOI-0118

PREFERRED

The site is currently not allocated for development in the West Lothian Local Plan. While priority is ordinarily to be given to development of brownfield land, there is recognition that there is not enough brownfield land to meet the requirements of the Strategic Development Plan and a greenfield release is supported in this particular instance.

Physically, the site relates well to the existing settlement, despite lying outwith the settlement boundary, and development of this site would present a logical extension to the village of Stoneyburn.

A watercourse dissects the north end of the site and has the potential to limit the extent of development and increase risk to part of the site in the event that backing up from the inlet should occur. The usual attenuation and treatment of runoff criteria would apply to development of this site but the developer may also be required to upgrade the culverted watercourse which conveys runoff from the site.

In terms of waste water treatment the site is served by the AVSE PFI East Calder waste water treatment works where there is insufficient capacity. A solution to this infrastructure constraint would be required to allow development.

The development of this site would help secure the future of Stoneyburn Primary School and its possible redevelopment. It would also help secure the future of Our Lady's RC Primary School. However secondary school education capacity constraints could only be overcome if this site substitutes one of the other preferred sites and there is no cumulative increase in numbers.

While the site currently has no planning approval, the owner has confirmed an intention to sell/ develop for housing when market conditions improve.

Stoneyburn Primary/Whitburn Academy, Our Ladys/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Feeds into the existing health centre in Stoneyburn (also West Calder) and Addiewell (Fauldhouse branch surgery), but there is little capacity available to support new developments/allocations and the site may also have physical constraints in terms of extensions.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 Watercourse located in the northern part of the development site as well as the southern part. The southern watercourse appears to enter a culvert and this should be investigate as to whether it is feasible to open up the culvert on the condition that it does not increase the risk of flooding to neighbouring areas. No development should occur on top of the culvert in line with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards advice on Flooding' guidance. Development will increase flood risk potential out with the site.

SEPA - Water Environment

14-Mar-12 The nearest waterbody to the site is the Breich Water and there is a requirement for a 6m buffer to the watercourse but there are no restoration opportunities.

SNH

14-Feb-12 No records. Link open space to adjacent dismantled railway line.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - possible 'alternative' site allocation . Allocation of this site would help sustain the future of Stoneyburn Primary School and its possible redevelopment. Would also help secure the future of Our Lady's RC Primary School.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

28-Oct-13 Possibly broken into two catchments, also culverts, possible issues to rear of the site, mitigation is required, but shouldn't overall preclude development.

A watercourse susceptible to out of bank flows dissects the north end of the site potentially compromising the development of the whole site. This site is also likely to depend on a culverted watercourse for the drainage of surface water. This has the potential to limit the extent of development and increase risk to part of the site in the event that backing up from the inlet should occur. The usual attenuation and treatment of runoff criteria would apply to development of this site but the developer may also be required to upgrade the culverted watercourse which conveys runoff from the site.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. Accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 New access required through demolition of existing building onto Main Street. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site, though an area of rig and furrow cultivation has been identified from the area to the north of it. The site was depicted as largely undeveloped on the 1st edition OS map of the mid 19th century, though the railway was already in place along the north-western boundary of the plot, while shelter belts were shown on the northern and western boundaries. This situation remained largely unchanged on the 2nd and 3rd edition maps, though the trees at the northern end of the site were removed. The area appears to have been largely unaffected by modern development over the last 150 years, meaning that it will retain some potential to produce buried deposits associated with earlier phases of activity.

Land south of Lighton Terrace, Stoneyburn

Status

Current

GLENEAGLES PARTNERSHIP

07 July 2014

Residential use, circa 30 units (site area 2.04ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance as physically, the site relates well to the existing settlement and development would present a logical extension to the village of Stoneyburn.

The site is currently part of the Breich Valley Area of Landscape Control, and while this was designated in the WLLP to conserve landscape of character and local importance, it has since been recognised that it may be too broad brush an approach and that some sites are not sufficiently sensitive to merit this blanket protection. A Local Landscape Designation Review has latterly been commissioned and will help address this issue.

The development of this site would help secure the future of Stoneyburn Primary School and its possible redevelopment. It would also help secure the future of Our Lady's RC Primary School. However secondary school education capacity constraints could only be overcome if this site substitutes one of the other preferred sites and there is no cumulative increase in numbers.

A small watercourse in the south western corner of the site poses a minor flood risk and will need to be taken account of in the detailed layout. A flood risk assessment requires to be undertaken.

In terms of waste water treatment the site is served by the AVSE PFI East Calder waste water Treatment works where there is insufficient capacity. A solution to this infrastructure constraint would be required to allow development. There are also several sections of combined sewer and a CSO within this site which would need to be satisfactorily accommodated.

The land owner has advised that development on this site could commence in 2013.

Stoneyburn Primary/Whitburn Academy, Our Ladys/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

Consultation Responses	Current Status	Proposed Use
09-Jul-13	The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.	

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Feeds into the existing health centre in Stoneyburn (also West Calder) and Addiewell (Fauldhouse branch surgery), but there is little capacity available to support new developments/allocations and the site may also have physical constraints in terms of extensions.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required. There is a 21" water main crossing the bottom of the site

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. There are several sections of combined sewer and a CSO within this site.

SEPA - Flooding

14-Mar-12 SEPA require the submission of a Flood Risk Assessment for this site to determine the risk of flooding from the small watercourse. The site does lie adjacent to indicative flood outline however there is a 5m height difference and as a result there is no risk of flooding from the Breich Water that lies within 40m of the boundary of the site to the south. SEPA commented on an outline planning application and offered no objection previously but recommended consideration is given to small watercourse in the south western corner of the site. SEPA confirm development of this site would increase flood risk out with this site.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the Breich Water which is 40m at its nearest point to the watercourse, which lies south of the site. There is no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records. Retain/enhance existing links to wider informal path network.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - possible 'alternative' site allocation. Allocation of the site would help sustain the future of Stoneyburn Primary School and its possible redevelopment. Would also help secure the future of Our Ladies RC Primary School.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

28-Oct-13 Enhancement of SSSI might be achievable with SUDS scheme. A Flood Risk Assessment would however be required.

Some slight pluvial flooding risk is evident on a small part of this site. There is no doubt that this can be alleviated through engineering design. The usual attenuation and treatment of runoff criteria would apply to all redevelopment of this site.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to play provision of 400m² would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Preferred access via Meadow Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. The ground was shown as being generally undeveloped on the 1st, 2nd and 3rd edition OS maps, though the western end of the site was shown as being under tree cover on all of these maps. See comments on planning application outline application 0807/08 which advised that the proposal was unlikely to raise a significant archaeological issue, due to the fact that the site appeared to have been subject to previous disturbance. It is likely that any future response to development proposals would be along similar lines.

GLENEAGLES PARTNERSHIP

03 July 2014

Residential use, circa 20 units (site area circa 2.5ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance and development is supported through the development strategy of the approved Strategic Development Plan.

The site represents a logical physical expansion to the south side of Longridge adjacent to existing housing and will lead to a 'rounding off' of the settlement as it will bring housing in line with existing housing insitu to the west of the A706.

Vehicular access is available to the site. Development would provide an opportunity for gateway entrance to Longridge. Structure planting would be required on the southern and eastern boundaries to integrate the development with the countryside edge south of Longridge.

Longridge Primary/Whitburn Academy, St John the Baptist/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Fauldhouse Partnership Centre

This is a relatively new Partnership Centre and there is currently adequate capacity in at this time.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. A water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is in sufficient capacity. Several combined sewers cross this site.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment to be submitted for this site and development of this site will increase flood risk on the site and out with the site. There is a record of surface water flooding by West Lothian council to north of the development site at Northfield Crescent. We hold no additional information and recommend contact with flood prevention officer at the council. Small watercourse located to the west of the development site as shown on OS Maps. This small watercourse flows behind the existing developments on Northfield Meadows. The watercourse is culverted beneath Main Street and may be culverted beneath the development site. It is recommended that it is investigated as to whether it is possible to open this watercourse on the condition that it does not increase the risk of flooding to neighbouring areas. No development should occur on top of the culvert in line with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' guidance. Any development should consider the risk of surface water flooding. It is also recommended to introduce water resilient measures for any development.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance to the site is the Breich Water which lies 1km to the south of this site. There is no buffer required and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - OK for Longridge Primary School; Whitburn Academy is constrained and this issue would have to be overcome in order for this site to be supported.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply. It is noted that SEPA require a Flood Risk Assessment to be undertaken on this site.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to play provision of 400m² would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access required onto the A706, Fauldhouse Road north of the site. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this area. See comments at EOI-0029. No sites have been recorded from within the boundaries of this plot, but as with EOI-0029, it appears to have been largely undisturbed ground for at least the last 150 years, suggesting that it is likely to retain some potential to produce buried deposits associated with earlier phases of occupation.

MR JOHN SLATTERY

18 July 2014

Mixed use development (site area 23ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

3.1

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development would constitute an intrusive physical expansion of Armadale beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

The site is remote from existing amenities and would not contribute towards sustainable patterns of development.

There are education capacity constraints within the area which prevent development of this site.

Eastertoun Primary/Armadale Academy, St Anthonys/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Armadale Group Practice
All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
There is significant pressure on the GP practice in Armadale as a consequence of significant population growth due to recent development and the existing GP building has limited capacity to enable a reconfiguration of current facilities. The community services are housed in Armadale Clinic next door to the current practice and the facilities here are no longer fit for purpose. There needs to be a clear understanding of future projected growth in order to identify the best solution for the GP Practice and community services. New development in Armadale might give rise to a need for new or additional facilities to cope with CDA development. This could link to requirements at Blackridge. Discussions with CDA developer EWP are ongoing regarding the siting of a new facility at Armadale Station.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required. There is a 21" water main crossing the bottom of the site.

In terms of waste water treatment the site is served by the ARMADALE waste water treatment works (WWTW) where there is sufficient capacity. The WWTW is in very close proximity to this site.
-

SEPA - Flooding

- 14-Mar-12 SEPA require that a Flood Risk Assessment be submitted which assesses the flood risk from the Barbauchlaw Burn and small watercourses that lies within multiple watercourses through the site. There has been surface water flooding of nearby property in August 2008. Development on this site will potentially increase flood risk out with this site. A small part of the site is at medium to high risk of fluvial flooding at 1 in 200 years.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance to the site is the Logie Water. A 6m buffer will be required from any development to the Barbauchlaw Burn. There are no restoration opportunities.
-

SNH

- 14-Feb-12 No records. Build on existing golf course infrastructure to create multi-functional green space.
-

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No suggestion that there will be any class 4, 5 or 6 uses, but these might have merit if they don't compromise overall objectives, or delivery of the CDA allocation.

WLC Education

09-Jul-12 No Education Support - capacity at Eastertoun Primary School but problem unless new school is provided at Armadale, Issues at secondary school level unless school extension carried out.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

28-Oct-13 Pull boundaries back from the watercourse, no particular problems that could not be mitigated.

This site is subject to out of bank flows in the Barbauchlaw Burn and to some pluvial flooding. The latter will be capable of being eliminated through engineering but setback will be required from those areas at risk of inundation from the burn. A Flood Risk Assessment will be required to determine the extent of the site capable of being developed. The usual attenuation and treatment of runoff criteria would apply to all redevelopment of this site.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via the B8084; visibility issues would require to be addressed. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 This plot appears to share the same boundaries as EOI-0046, discussed above.

Site adjacent to Fir Park /Craigs Court, Torphichen

Status

Current

MR & MRS DAVID WOLFE

09 July 2014

Residential use, 2 or 3 housing units (site area 0.27ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

3.1

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

The site is outwith settlement envelope of Torphichen and is currently within the Bathgate Hills AGLV and in due course will be embraced by a candidate Special Landscape Area (cSLA), as proposed in the West Lothian Local Landscape Designation Review. New built development at this location would therefore be inappropriate and would constitute a physical and visually intrusive incursion into the countryside and could adversely affect the setting of the AGLV. The site is also within the Torphichen conservation area and development on this site could have a detrimental impact upon the setting of the conservation area.

The site is heavily wooded and the loss of woodland would adversely affect the setting of both the AGLV and the conservation area.

There are concerns that vehicular access to the site may be problematic.

In terms of water supply, there is a 12" trunk main running through the site.

In terms of waste water treatment the site is served by the TORPHICHEN waste water treatment works (WWTW) where there is limited capacity. There is also waste water infrastructure crossing the bottom of the site.

Torphichen Primary/Linlithgow Academy, St Marys (Bathgate)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Bathgate Primary Care Centre

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Torphichen and Westfield have no practice at the moment and likely feed to Bathgate or Linlithgow. Torphichen residents mostly register with Linlithgow and Bathgate practices. Westfield residents are predominantly registered with Armadale.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. There is a 12" trunk main running through the site.

In terms of waste water treatment the site is served by the TORPHICHEN waste water treatment works (WWTW) where there is limited capacity. There is waste water infrastructure crossing the bottom of the site.

SEPA - Flooding

14-Mar-12 There is a requirement for a Flood Risk Assessment but not for a Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is Brunton Burn. There is no requirement however for a buffer strip and there are also no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support only for small scale development of 2 or 3 houses.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment is required. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Existing access onto Craig's Court. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of Community Recycling Centre sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been identified from within the boundaries of this site. It is located to the south of the area of increased archaeological sensitivity associated with the historic core of Torphichen, centred on the Preceptory and on the area that street morphology suggests is likely to represent the earliest extent of the settlement. The plot itself was shown as undeveloped ground on the 1st, 2nd and 3rd edition OS maps, though the potential for buried deposits to survive within its boundaries would depend on the extent to which it has been previously disturbed in the modern period.

Site south of Blaeberryhill Road, Whitburn

Status

Current

CALA MANAGEMENT LTD

07 July 2014

Residential use, circa 1000 units (site area 82.91ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

Development would be visually intrusive and result in a loss of the physical boundary to the south of the town of the existing defensible boundary of Blaeberryhill Road. The Blaeberryhill Strip on the south side of the road further reinforces the current town boundary.

There is complex hydrology with a number of watercourse crossings particularly on the Bickerton Burn south of this site. This southern boundary of this appears susceptible to flooding from out of bank flows associated with the Bickerton Burn. Runoff from ditches within the site also has a history of causing flooding to an area of housing at Glenisla off Blaeberryhill Road. A flood risk assessment would be required to determine the extent of the site capable of being developed and to include recommendations as to how runoff from the site can be dealt with.

In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is limited capacity. Water main extensions will also be required and levels may be an issue. An Impact assessment will be required.

There are education capacity constraints within the area which prevent development of this site and there is consequently no Education support.

alloch Primary/Whitburn Academy, Whitdale Primary/Whitburn Academy, St Josephs (Whitburn)/St Kentigerns Ac

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
Existing facility: Whitburn Health Centre.

The existing health centre in Whitburn is constrained and land locked and does not lend itself to being expanded. Whitburn has been identified by the Community Health Care Partnership to be developed as a Partnership Centre at Polkemmet. It is unclear if the existing facility would remain if that were to happen.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is limited capacity. Water main extensions will be required. Levels may be an issue. Impact assessments will be required.

In terms of waste water treatment the site is served by the AVSE PFI WHITBURN waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.³

SEPA - Flooding

14-Mar-12 SEPA require the submission of a Flood Risk Assessment for this site and development of this site will increase the risk of flooding. There is complex hydrology with a number of watercourse crossings particularly on the Bickerton Burn south of this site.

SEPA - Water Environment

14-Mar-12 The nearest water body of significance is the Foulshiels Burn. There is a 6m buffer required to the watercourse, but there is no restoration opportunities

SNH

14-Feb-12 No records. Naturally wet areas of the site should be selected to host SUDS, e.g. around NS955637. Integrate existing shelterbelts and hedgerows into multi-functional green infrastructure. A biodiversity assessment is required for this site, given its rural location and there are protected species in the locality.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education Support - extension required at Croftmalloch Primary School to 2 stream primary. New primary school required. Capacity at St Joseph's Primary School has been taken up by Heartlands. Catchment split/review required to move this site forward.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

28-Oct-13 There is a Flood Risk Assessment required. Some works to east of new housing site at Glenisla Court. Agricultural drainage run off issues also likely.

This southern boundary of this appears susceptible to flooding from out of bank flows associated with an unnamed watercourse. Runoff from ditches within the site also has a history of causing flooding to an area of housing at Glenisla off Blaeberryhill Road. A flood risk assessment would be required to determine the extent of the site capable of being developed and to include recommendations as to how runoff from the site can be dealt with. The usual attenuation and treatment of runoff criteria would apply to all redevelopment of this site.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access required off Blaeberryhill Road. A706 not preferred. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 This site incorporates site EOI-0083. One site has been identified within the larger plot, the site of a farmstead names Bellstone that was depicted on the 1st edition OS map, but which is no longer shown on current maps. This was shown as 'Bellstown' on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that the origins of occupation on the site pre-date the period of widespread agricultural improvement in the late 18th and early 19th centuries. Other than this, the site was shown as being largely open farmland on the 1st-3rd edition OS maps, though as it does not appear to have been substantially disturbed by later development, it would retain some potential to produce buried deposits associated with earlier phases of activity.

WARJO PROPERTY INVESTMENT AND D

02 July 2014

Residential use, associated amenity space, local shopping facilities and allotments (site area 15.4ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

Although development of all of this site would result in rehabilitation of a brownfield site, the site is, on the whole, nevertheless remote from existing development, lies within the countryside and is an exposed site that would represent a significant intrusion into the landscape and would be visually and environmentally intrusive. The majority site is remote from main facilities and as such is not considered as a sustainable location, however part of the site is close to the main road and would represent an appropriate infill development between two existing residential development allocations in the adopted West Lothian Local Plan..

Development of the overall site is however not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

There are education capacity constraints within the area which prevent development of this site.

Part of the site is at risk from flooding.

Falla Hill Primary/Whitburn Academy, St John the Baptist/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility : Fauldhouse Partnership Centre

This is a relatively new Partnership Centre and there is currently adequate capacity in at this time.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. A water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the FAULDHOUSE waste water treatment works (WWTW) where there is limited capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourses which transect the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There will likely be development constraints due to flood risk. There have been surface water issues recorded nearby in 2007 and development of this site will increase the potential of flood risk out with this site.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance to this site is the Breich Water some 900m south of the site. There is therefore no requirement for a buffer strip and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records. Welcome the inclusion of allotments and suggest that these and other elements of open space are integrated into existing informal access network in site.
-

Transport Scotland

- 19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.
-

WLC Contaminated Land

30-Jan-12 Brownfield land. Former ironstone pit, Crofthead Colliery, associated buildings, spoil heaps, railway lines. Also situated close to Eastfield former quarry tip where there are known issues. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education Support - Impacts on St John the Baptist Primary School where school extension may be required. Feasibility study completed for extension. Secondary school capacity issues at Whitburn.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

28-Oct-13 A Flood Risk Assessment and Drainage Impact Assessment are required to be submitted for this site. Potential significant flood risk issues from agricultural land, very wet site also, drainage ditches throughout the site.

Some slight pluvial flooding risk is evident on a small part of this site. There is no doubt that this can probably be alleviated through engineering design. The usual attenuation and treatment of runoff criteria would apply to development of this site.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access off the B7010. Two access points required. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 One site has been recorded from within this area, an area of rig and furrow cultivation identified from towards the northern end of the ground. A second site, the former Eastfield Engine Pit, was located very close to the site, within the small 'inshot' area on the western boundary. This related to a large ironstone pit, leased and worked by the Coltness Iron Company from the mid 19th century. The pit was depicted on the 1st edition OS map, as were associated mineral railway lines connecting it to other pits and mines in the immediate vicinity. The 2nd edition map shows substantial evidence for dumping of waste material in areas to the north and south of the engine pit, while the Crofthead Colliery Pit No. 2 was also depicted in the area to the east of the engine pit. These features also appeared on the 3rd edition map, and taken together, would suggest that there is little potential for archaeological deposits relating to earlier activity to survive in the centre of the site. The survival of rig and furrow towards the northern end of the site, and the fact that the southern end does not appear to have been affected by mining and dumping, suggests that there may be more potential for buried material to survive in these sections.

TURPIE & CO SOLICITORS

22 July 2014

Residential use (site area 1.2ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and the development of brownfield land.

The site lies within an AGLV and is visually sensitive, serving as an attractive backdrop to the village/town and would also be within a candidate Special Landscape Area (cSLA). Development would be visually intrusive.

There is insufficient infrastructure available to support development of this site.

Balbardie Primary/Bathgate Academy, St Marvys (Bathgate)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Bathgate Primary Care Centre
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.
- In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment be submitted for this site which assesses the flood risk from the small watercourse to the north of the site allocation. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There has been surface water flooding of nearby property in 2001.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body to the site is the Crinkle Burn that is some 650m north west from the site to the site boundary. A buffer strip is required for this of 6m and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.
-

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education Support - capacity issues at Balbardie Primary School.
Update at 23 May 2013 - capacity issues at Bathgate Academy.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

28-Oct-13 There are two areas of potential pluvial flood risk on this site. It is probable that these can be eliminated through effective engineering but the developer will be expected to undertake a Flood Risk Assessment to determine the latter and the extent of land potentially available for development without compromise to the risk of flooding. The usual attenuation and treatment of runoff criteria would apply to all redevelopment of this site.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access required off Torphichen Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. The area was depicted as undeveloped ground on the 1st and 2nd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

Dykeside Farm, Bathgate

Status

Current

TAYLOR WIMPEY AND BARRATT DEVE

22 July 2014

Residential and ancillary uses, 500-800 units (site area 62ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

3.1

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development would constitute an intrusive physical expansion of Bathgate, well beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

The site also lies within the Bathgate Hills Area of Great Landscape Vaule and is also within a candidate Special Landscape Area (cSLA).

There is insufficient infrastructure available to support development of this site.

The site is remote from main facilities and as such is not considered as a sustainable location for development.

Development would result in a substantial loss of prime quality agricultural land.

Balbardie Primary/Bathgate Academy, St Marys (Bathgate)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Bathgate Primary Care Centre
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE or PATESHILL water treatment works (WTW) depending on point of connection. Both have sufficient capacity. Water main extensions will be required to service the site. Water impact assessment (WIA) would be required.
- In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the Couston Water and the Crinkle Burn tributary, which straddles the north boundary of this site. A small part of the site is at risk of a 1:200 year medium to high risk of fluvial flooding from the adjacent burn. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There has been surface water flooding of nearby property in 2001 and 2003.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance is the Boghead Burn. There would be requirement for any development to have 6m buffer from the Crinkle Burn and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records. Belvedere Wood appears to form part of designed landscape. Should be integrated into multi-functional green infrastructure on the site. Access within the site should integrate with existing within Balbardie Park of Peace.
-

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 Presence of contamination depends on the nature of agricultural use. Phase 1 study likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - capacity issues and new secondary school required.

WLC Environmental Health

19-Jun-12 Potential odour impact from sewage works.

WLC Flood Risk Assessment

28-Oct-13 This site appears to be extensively affected by both pluvial and fluvial flooding (from the Crinkle Burn). A Flood Risk Assessment will be required to determine the extent of the site capable of being developed and to determine whether pluvial flood risk is capable of being eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply to all redevelopment of this site.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Multiple access points could be achieved. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Two sites have been recorded from within the boundaries of this site, both relating to structures that appeared on the 1st edition, but which are not shown on modern OS maps of the area. The first of these is a farmstead named Laighlands, which was located on the eastern boundary of the site. The second was a farmstead called Barns, located on the road east of Dykeside. Two unroofed buildings are shown at this location on modern OS maps. Dykeside itself was shown on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that occupation of the site extends back for at least 250 years. In addition, an old quarry was depicted on the 1st edition in the area to the north of Laighlands, and as was noted in relation to EOI-0091, Belvedere Wood is likely to represent an element of a designed landscape. Other than this, the area was largely depicted as undeveloped ground on the 1st and 2nd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

HALLAM LAND MANAGEMENT LTD

18 July 2014

Residential

No Prime Quality Agric Land

Conclusions:

Mixed

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development would constitute an intrusive physical expansion of Bathgate beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

Development would result in visual intrusion into the Area of Special Landscape Control and loss of countryside belt.

Other more acceptable sites are proposed to be brought forward to support development requirements.

There are education capacity constraints within the area which prevent development of this site.

lyknowe Primary/Armadale Academy, St Anthonys/St Kentigerns Academy, St Marys (Bathgate)/St Kentigerns Aca

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Bathgate Primary Care Centre/Armadale Group Practice

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Bathgate - No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Armadale - There is significant pressure on the GP practice in Armadale as a consequence of significant population growth due to recent development and the existing GP building has limited capacity to enable a reconfiguration of current facilities. The community services are housed in Armadale Clinic next door to the current practice and the facilities here are no longer fit for purpose. There needs to be a clear understanding of future projected growth in order to identify the best solution for the GP Practice and community services. New development in Armadale might give rise to a need for new or additional facilities to cope with CDA development. This could link to requirements at Blackridge. Discussions with CDA developer EWP are ongoing regarding the siting of a new facility at Armadale Station.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply both sites are served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required. Water impact assessment (WIA) would be required.

In terms of waste water treatment the nearest waste water treatment works (WWTW) to the west site is ARMADALE where there is sufficient capacity. Sewer extensions will be required. The east site is served by the BATHGATE waste water treatment works and sewer extensions would be required.

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the numerous small watercourses that transect the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. Majority of site likely developable but there will be some constraints as a result of flood risk. Development will increase flood risk out with the site.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body to the site is an unnamed tributary of the Bog Burn is within or near the boundary. A 6m buffer strip is required to this site and there are some restoration opportunities.
-

SNH

- 14-Feb-12 No records. Existing habitats could be used as basis for green infrastructure within site 2. Some additional linking areas are required to form a good multi-functional network. Site 1 should be viewed in the context of the CDA and links to CDA sites and the railway station should be founding principle for design of open space.
-

Transport Scotland

19-Sep-11 There are numerous sites that could have the potential to impact upon the M8 Junctions 3 and 4. A cumulative appraisal of any potential impact at these junctions should be undertaken. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified. Development of the site could potentially on Junction 4 of the M8.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 Site 1 - South and west of the site is formerly occupied by mining land, spoil heaps, shafts, railway lines, etc. Site 2 - similarly, former mining land. Brick and fireclay works formerly present to the north of the site. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - Armadale site - new catchment required but could exchange site with other allocations to allow for capacity to be released. Bathgate site - as per EOI-0126.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

28-Oct-13 A Flood Risk Assessment is required for this site. In terms of the East site to the A801 - Issues at Windyknowe Primary School of flood risk, despite mitigation measures being in place, Site drained by culverts. Development on this site could adversely impact on adjoining sites. West site - Uncomplicated from a flood risk point of view.

This site appears to be affected by both pluvial and fluvial flooding. A Flood Risk Assessment will be required to determine the extent of the site capable of being developed and to determine whether pluvial flood risk is capable of being eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply to all redevelopment of this site.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Site access via the A89. cumulative impact of developments on the A89 needs to be considered. Access onto the A801 is not supported. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

Potential access onto Sibbald's Brae for eastern part of site (Bathgate). Access via Falside Terrace limited given the scale of existing development. Access onto the A801 is not supported. Access onto the A801 is not supported.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Four sites have been recorded from within the site. Of these, three relate to elements associated with the former Boghead House (the site of the house itself, the walled garden and the dovecot). Although demolished in 1962, Boghead as a place-name is on record from the early 16th century, and it is possible that material associated with earlier phases of occupation may survive. The smaller western plot falls entirely within a large area of rig and furrow cultivation. Comparison with available historic maps suggests that the majority of the plot has been undeveloped farm- or estate land since at least the mid 19th century, suggesting that it retains some potential to produce buried deposits associated with earlier phases of occupation.

PROPERTY MANAGEMENT AND DEVEL

26 March 2014

Mixed use development (site area 0.1819ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

Although this is a brownfield sites within the settlement envelope and normally priority is given to brownfield sites, there are other more appropriate sites that can be developed for mixed use.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

There is no education capacity available to support development of the site and vehicular access to the site may be difficult.

Transportation would be required to confirm if this site could be appropriately accessed by vehicles.

Linlithgow Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required.

In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions may be required.

SEPA - Flooding

- 14-Mar-12 There is no requirement for a Flood Risk Assessment or a Drainage Assessment. There is a formal flood prevention scheme in Linlithgow but it is not relevant to this site. There is no watercourse or water body near to this site.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body is Linlithgow Loch which is some 450m north east of the site. There is no requirement for a buffer strip and there are also no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Former council depot and current recycling centre. Site Investigation will be required.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns - related to wider implications arising from possible developments elsewhere in Linlithgow which will all impact on capacity at Linlithgow Academy.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No apparent issues. No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for the location.

WLC Transportation

27-Nov-13 Existing access onto Falkirk Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site which is located outside the area of increased archaeological potential associated with the historic core of Linlithgow, and was depicted as largely undeveloped on the 1st edition OS map, though a double line of trees was shown running across the site. These appear to represent part of a larger orchard. The site remained undeveloped on the 2nd and 3rd editions, though the trees were no longer shown on these later versions. The site appears to be wholly occupied by existing hardstanding, and used as a dump or recycling centre. It is unlikely that the development of this site would raise a significant archaeological issue.

PROPERTY MANAGEMENT AND DEVEL

03 July 2014

Residential use (site area 2.622ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Although development would result in rehabilitation of a partially brownfield site within the settlement envelope of Linlithgow, the site is nevertheless exposed in nature and would represent a negative intrusion into the landscape. The site would be difficult to develop due to site levels and is an area of protected open space in the adopted West Lothian Local Plan. It is understood that there are community aspirations to upgrade the open space and provide some recreational pitches.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and there are other more suitable sites available for development.

Transportation would also require to carefully consider any access to the site, should the site be developed.

Linlithgow Bridge Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 There is no requirement for a Flood Risk Assessment or Drainage Assessment for this site. There is a formal scheme present in Linlithgow but this is not relevant to allocation.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the River Avon some 500m west of this site, however the Mains Burn is within 80m of the western and southern boundary.

SNH

14-Feb-12 No records. Southern half of the site hosts woodland/scrub which could be used to deliver green infrastructure within the development.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Former Doomsdale Tip. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support provided MUGA is provided and removal of hall storage area. Possible need for work at St Joseph's Primary School.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

28-Oct-13 Site to west susceptible to flooding (excluding school). Should be possible to develop however.

A small part of this site is susceptible to pluvial flooding. It is envisaged that this will be capable of being eliminated through effective engineering. There are serious concerns about the potential impact of developing this site on the local sewer network in the context of existing flood risk at Lennox Gardens and short-term sewer capacity issues.

The additional volume of wastewater generated by a development also presents a serious risk assuming that it is to be directed to Linlithgow Bridge Wastewater Treatment Works. Already there are a number of spills from a combined sewer overflow into the loch which contributes to impaired water quality. An increase in the number of spills associated with additional volume is unacceptable. There is also regular flooding in the High Street as a result of temporary lack of capacity in the combined sewer during periods of intense rainfall. Increasing the number of events of the extent of these events will not be acceptable. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 No visible access point although access could be achieved off East Mill Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site, though it is located on the opposite bank of the Mains Burn from Gallows Knowe. The Ordnance Gazetteer of Scotland: A Survey of Scottish Topography, Statistical, Biographical and Historical, suggests that the origins of the name 'Doomsdale' may relate to the proximity of the field to rising ground traditionally identified as a law hill. The area is depicted as unoccupied ground on the 1st-3rd edition OS maps, suggesting that it is likely to retain some potential to produce buried material associated with previous occupation.

PROPERTY MANAGEMENT AND DEVEL

25 November 2013

Residential use (site area 9.72ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Despite lying within the existing settlement envelope, this site is greenfield and has previously been safeguarded as an open space resource. The loss of the open space would likely be controversial.

There are infrastructure capacity issues on this site.

Broxburn Primary/Broxburn Academy, St Anthonys/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the Liggat Syke and tributaries. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There may be information available from the council regarding the Liggat Syke flood protection scheme. Likely constraints to the allocation due to flood risk There is a formal flood scheme proposed for the Liggat Syke (still at proposal stage)
-

SEPA - Water Environment

- 14-Mar-12 A 6m wide buffer strip is required from the site to the watercourse to the south of the site. There are also restoration opportunities to this watercourse.
-

SNH

- 14-Feb-12 No records. The site hosts scrub and informal access routes at present. Integrate into development and also consider how retention of access can link to the adjacent CDA.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Former shale pit. Adjacent to former Candleworks site and Greendykes Industrial Estate. Site Investigation will be required.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns - if developed in wider context of Broxburn then possibly would require a new primary school. Need for catchment review depends on what happens with other sites in Broxburn.

WLC Environmental Health

19-Jun-12 Potential industrial noise to east. Potential Air Quality impact on AQMA.

WLC Flood Risk Assessment

28-Oct-13 A Flood Risk Assessment is required. There is a Scottish Water system to the south. Mining issues causing problems of water quality and flooding in Uphall generally. A study for the north end of Uphall is being considered. This site drains to Liggatsyke where there is a pinch point at the canal. Heavy attenuation is required. West Lothian Council basin (incised watercourse) to east part of the site, north of Cunningham Crescent. Culvert would need to be replaced. Forestry Commission grant/woodland planted area.

The cumulative impact of additional development in Broxburn is a significant concern and risk. A flood protection scheme has been constructed in some susceptible parts of the town though not all. The design standard of the scheme will be undermined by continued development in what is already an over-developed catchment. The usual attenuation and treatment of runoff criteria would apply.

This site has been planted with grant aid from Forestry Commission Scotland. It is possible that repayment of grant might be necessary if the site were to be developed. The site is dissected by an incised watercourse which includes upstream storage. In the context of the presumption against culverting and impact of the loss of storage on the Broxburn Flood Prevention Scheme downstream, development of the site will be compromised. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via Clarkson Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The supposed site of a chapel dedicated to St Nicholas or St Mary has been identified immediately to the west of this site. According to the New Statistical Account of 1845, the church or chapel of St Nicholas was abandoned in the 16th century, when the church at Uphall became the parish church. Comparison with the 2nd and 3rd edition OS maps indicate that the site was subsequently affected by activity associated with the operation of Pyothall Shale Mine No.5, which was located at the SE corner of the plot, though mineral railway lines and dumping extended to the west of this. It appears that dumping may have encroached on the potential chapel site, though this had reverted to pasture when visited by staff from the Ordnance Survey in 1974. While dumping of material would have had some impact on any material associated with the chapel that may be present, it remains possible that deposits related to it may survive below ground level.

PROPERTY MANAGEMENT AND DEVEL

26 March 2014

Residential use (site area 1.6ha)

No **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance as the proposal is infill development within the settlement envelope and presents a logical next phase of residential development.

The site may contribute towards the council's next phase of the council house build programme.

Constraints regarding sewers and pipes through the site require to be properly investigated as does any potential risk of flooding to the site.

Linlithgow Bridge Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Linlithgow Health Centre
- The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required.
- In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the Mains Burn. Consideration should be given to culverted structures within/nearby the site which may exacerbate flood risk to the site. The development site may be heavily constrained due to flood risk. There is a formal scheme present upstream of development site. Designed to a 1:200 year event. It is unclear what protection (if any) is provided to the downstream allocation site. There has been flooding along the Mains Burn recorded in 1998 and surface water issues recorded nearby in 2007. Development of this site will increase flood risk potential out with this site.
-

SEPA - Water Environment

- 14-Mar-12 The River Avon is some 220m west of the site. A 6m buffer will be required to the Mains Burn which straddles the eastern boundary. There are also no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

30-Jan-12 Former sewage works filter beds situated to the north of the site. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support provided MUGA is provided and removal of hall storage area. Possible need for work at St Joseph's Primary School.

WLC Environmental Health

19-Jun-12 Potential road traffic noise from M9 at north boundary.

WLC Flood Risk Assessment

05-Dec-13 No apparent issues that cannot be overcome, but development requires to be set back from the burn. Some concern to the south of the site. A Flood Risk Assessment is required

Extensive areas of this site is susceptible to fluvial flooding associated with the Mill Burn. Such is the extent of flooding and the need to protect the functional flood plain from development that there may be only a relatively small area of the site considered appropriate for development.

Update 05/12/13 - It is thought that the site is criss-crossed by sewers, effectively reducing the developable area and some of it is known to be affected by pluvial flooding. However, there remains an opportunity for development on at least part of the site.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access from Mill Road where visibility issues can be overcome, although access may be possible through Avalon Gardens. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The whole of this site lies within an Archaeological Consultation Trigger (ACT) area, in this instance associated with a report of human bones, a rough stone 'axehead' and stone slabs which suggested a short cist, which were seen by a passer-by during the operations of a mechanical digger at Linlithgow Bridge in 1956. Workmen stated that other such remains had been found in the same field during the operations. The precise location of the potential burial(s) is unknown, though it is worth noting that a short cist with its capstone in situ was found during levelling work associated with construction of an industrial unit at Mill Road Industrial estate in 1998. This would suggest a strong potential that further cists may be present in the currently-undeveloped land that forms this plot. If development were proposed in this area, we would advise that a programme of archaeological work should be undertaken in relation to this, in order to ensure that any further burials that may be present are adequately excavated and recorded.

PROPERTY MANAGEMENT AND DEVEL

23 April 2014

Residential use (site area 1.44ha)

No **Prime Quality Agric Land**

Conclusions:

Greenfield

Class Description

UPHALL

Stankards Road

EOI-0132/EOI-0145

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

The site is an area of protected open space in the adopted West Lothian Local Plan that contributes to the visual and general amenity of the locality. Priority is given to brownfield land being developed in the Strategic Development Plan and this is a greenfield site.

A Flood Risk Assessment will be required to be undertaken. However, initial consultations with key agencies suggest that this is capable of being addressed through a combination of measures.

There would be a potential noise impact on the occupants of houses as a consequence of road traffic.

There are education capacity constraints within the area which prevent development of this site and there is consequently no Education support.

Uphall Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.
Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment be submitted for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is the Brox Burn (by Wester Tratraven to Ryal Burn confluence). There are no restoration opportunities and no buffer strip is required.

SNH

14-Feb-12 No records. Existing scrub along the south boundary could be retained as screening and to maintain a development standoff from the A899 as per other developments along this road. Could form the basis of a multi-functional corridor as per further east where tree/scrub lined path runs from Uphall to Broxburn.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns - could not support if Dechmont and Uphall developments proceed. New primary school required at Bangour.

WLC Environmental Health

19-Jun-12 Potential road traffic noise impact.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment is required for this site but development would be feasible. Site is within the Brox Burn catchment.No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access required off Stankards Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site, though comparison with the 1st edition OS maps indicates that Stankards Farm formerly lay within this area. This farm was also shown on the 2nd and 3rd edition maps, but no longer appear on modern versions. Although it survived into the 20th century, the date of first settlement at Stankards is not known. It is possible that elements associated with it may survive below ground level, meaning that archaeological work may be necessary in relation to any proposal for the development of the site.

PROPERTY MANAGEMENT AND DEVEL

25 November 2013

Residential use (site area 10.75ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

3.1

Despite lying within the existing settlement envelope, this site is greenfield and has previously been safeguarded as an open space resource. The loss of the open space would likely be controversial.

There are infrastructure capacity issues on this site.

Broxburn Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the Liggat Syke and tributaries. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There may be information available from the council regarding the Liggat Syke flood protection scheme. Likely constraints to the allocation due to flood risk There is a formal flood scheme proposed for the Liggat Syke (still at proposal stage)
-

SEPA - Water Environment

- 14-Mar-12 A 6m wide buffer strip is required from the site to the watercourse to the south of the site. There are also restoration opportunities to this watercourse.
-

SNH

- 14-Feb-12 No records. The site hosts scrub and informal access routes at present. Integrate into development and also consider how retention of access can link to the adjacent CDA.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Former shale pit. Adjacent to former Candleworks site and Greendykes Industrial Estate. Site Investigation will be required.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns - if developed in wider context of Broxburn then possibly would require a new primary school. Need for catchment review depends on what happens with other sites in Broxburn.

WLC Environmental Health

04-Apr-13 Potential mitigation required at east boundary for industrial noise. Possible Air Quality Management Area.

WLC Flood Risk Assessment

28-Oct-13 A Flood Risk Assessment is required for this site. Scottish Water system to the south. Mining issues causing problems of water quality and flooding in Uphall generally. A study for the north end of Uphall is being considered. This site drains to Liggatsyke where there is a pinch point at the canal. Heavy attenuation is required. West Lothian Council basin (incised watercourse) to east part of the site, north of Cunningham Crescent. Culvert would need to be replaced. Forestry Commission grant/woodland planted area.

This site has been planted with grant aid from Forestry Commission Scotland. It is possible that repayment of grant might be necessary if the site were to be developed. The site is dissected by an incised watercourse which includes upstream storage. In the context of the presumption against culverting and impact of the loss of storage on the Broxburn Flood Prevention Scheme downstream, development of the site will be compromised. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. Accessibility & quality standards.

WLC Transportation

27-Nov-13 Access via Clarkson Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site includes that discussed at EOI-130, and would raise similar issues in terms of the potential to include material associated with a pre-reformation church site. Other than this, and the former site of Pyothall Shale Pit No.5, comparison with available historical maps suggests that the site may not have been substantially affected by modern development, meaning that it may retain some potential to produce buried deposits relating to earlier phases of occupation.

Land at Drumshoreland, Uphall Station

Status

Current

FORKNEUK FARMING PARTNERSHIP

07 July 2014

Residential use, circa 45 units (site area 2.83ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

UPHALL STATION

Land at Drumshoreland
EOI-0134

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement.

There are concerns that vehicular access to the site may be problematic. It appears that a satisfactory access can only be achieved in conjunction with the development site to the west.

The site is potentially environmentally sensitive. Surveys for Drumshoreland (ref 0050/P/08) recorded high value foraging habitat for great crested newts, a protected species, on site and 2010 survey recorded ponds with great crested newts present and breeding.

The site is at risk of flooding and development could increase flood risk potential out with the site. SEPA has recommended the preparation of a Flood Risk Assessment.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

There is a potential noise issue for occupant for the occupants of any new houses as a consequence of the relationship of the site to the railway line and M8.

There are education capacity constraints within the area which prevent development of this site.

St Nicholas/St Margarets Academy, Pumpherston and Uphall Station Primary/Broxburn Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
- Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
- Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Strathbrock Partnership Centre
- There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment for this site and development will increase flood risk potential out with the site.

SEPA - Water Environment

14-Mar-12 There is no water body near the site but the site does contain some small ponds. Roman Camps cottages is noted as a pressure on the Caw Burn, featuring in the River Basin Management Plan profile and is candidate for being promoted for first time sewerage under Q&S IV. No buffer strip is required and there are no restoration opportunities.

SNH

14-Feb-12 Pond approx 10m south of the site boundary forms part of the supporting network for Drumshoreland great crested newt metapopulation. The site may be used by great crested newts during terrestrial phases of lifecycle. Retain the existing boundary access network and consider integration with adjacent development at Drumshoreland.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Railway land adjacent to east and north of the site; partially infilled reservoir to south of the site; former tank farm to north-west of the site. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - primary school constraints and access issues.

WLC Environmental Health

19-Jun-12 Potential road traffic and rail noise impact - Potential aircraft noise.

WLC Flood Risk Assessment

28-Oct-13 It is noted that SEPA require a Flood Risk Assessment for the site. There is a small area of this site deemed susceptible to the risk of pluvial flooding. There is no doubt that this can probably be alleviated through engineering design. The usual attenuation and treatment of runoff criteria would apply to all development of this site. This site is also understood to be providing habitat to support large numbers of amphibian species which are subject to statutory protection. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to play provision of 400m2 would be required. Landscaping should be sensitive and appropriate for the location.

WLC Transportation

27-Nov-13 No visible means of vehicular access. Access can only be achieved in conjunction with development site to the west. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 See comments at EOI-0021.

Land at Hens Nest Road, Whitburn

Status

Current

OGILVIE HOMES LTD

07 July 2014

Residential use, circa 250 units (site area 21ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

The site is currently part of a countryside belt, preventing settlement coalescence of Whitburn and East Whitburn. Development at this location would constitute a physical and intrusive expansion of the existing settlement and would also be visually and environmentally intrusive.

There are education capacity constraints within the area which prevent development of this site.

Whitdale Primary/Whitburn Academy, St Josephs (Whitburn)/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
Existing facility: Whitburn Health Centre.

The existing health centre in Whitburn is constrained and land locked and does not lend itself to being expanded. Whitburn has been identified by the Community Health Care Partnership to be developed as a Partnership Centre at Polkemmet. It is unclear if the existing facility would remain if that were to happen.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site to the east is served by the AVSE PFI BLACKBURN waste water treatment works (WWTW) where there is limited capacity or WHITBURN waste water treatment works to the west where there is sufficient capacity.

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from White Burn and the small watercourses which transect the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There have been numerous surface water issues recorded in general area in 2001, 2007, 2008 and 2009. Development of this site will also increase flood risk potential out with the site. A small part of the site would be at risk from fluvial flooding from the White Burn that lies to the north of the site and there is Medium to High Flood Risk 1 in 200: Fluvial - small part.
-

SEPA - Water Environment

- 14-Mar-12 The nearest waterbody to the site is the White Burn. No Buffer strip is required and there are no restoration opportunities
-

SNH

- 14-Feb-12 No records. Some existing habitats and footpaths around edges of the site. Could be linked into green infrastructure within the development if designed around existing field boundary features.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Presence of contamination depends on the nature of agricultural use. Phase 1 study likely to be required.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support some capacity at Whitdale Primary School but issues at Whitburn Academy.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

28-Oct-13 A Flood Risk Assessment is required. There are serious flood risk issues to the site. There is also a watercourse east west through southern part of site. There has been flooding issues to properties at Hamilton Way to the north of the site. There would be issues of agricultural drainage throughout the site also.

This site is associated with a history of flooding affecting Hen's Nest Road and Hamilton Way and there are a number of land drains running through the site for which an improved outfall may be required. The draft flood hazard maps suggest that there is a risk of extensive pluvial flooding on the site. It is probable that some of this might be eliminated through effective engineering. Consideration will need to be given as to whether a sacrificial area within the development site might be used to alleviate pluvial flood risk in an adjacent developed site to the west. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Two access points required off Hen's Nest Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the fields that make up this site. Comparison with available historical maps suggests that it has been open farmland for at least the last 150 years, suggesting that it retains some potential to produce buried deposits relating to earlier phases of occupation.

Land at Redhouse, Blackburn

Status

Current

HALLAM LAND MANAGEMENT LTD

18 July 2014

Residential, circa 450 units to north, 250 units to south. Site area 54ha in total (northern site is 37ha and southern site is 17ha))

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

3.1

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development would constitute an intrusive physical expansion of Blackburn beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

There is no education capacity to support development of the site and other infrastructure issues which impact on development.

Development of the site would result in visual intrusion into the countryside.

There are other more suitable developments within urban areas or which are brownfield. There are also infrastructure constraints in the local catchment schools.

A planning application for housing on part of the site was refused in 2013 and appeal against that refusal was dismissed in 2014.

Murrayfield Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 90m height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Ashgrove Group Practice

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. A water impact assessment (WIA) would be required.

In terms of waste water treatment the northern site is served by the AVSE PFI BLACKBURN waste water treatment works (WWTW) where there is limited capacity. The southern site is served by the AVSE PFI - BLACKBURN waste water treatment facility where there is limited capacity. A 675mm combined sewer runs through the south of the site, this will need to be taken into consideration when planning the site layout.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the River Almond, and the small watercourses within the site allocation. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. Surface water issues in nearby area in 2008 and 2009. A small part of the site is at medium to high risk from flooding i.e. fluvial flooding 1 in 200m years

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the White Burn that traverses the northern boundary of the site. A 6m-12m buffer is required from any development to this site and there would also be restoration opportunities to this site.

SNH

14-Feb-12 No records. North section of the site represents an opportunity to enhance habitat networks and extend out from the Local Nature Reserve. Also good opportunities to strengthen and enhance access provision along multi-functional corridors that could be designed around existing field boundary features.

Transport Scotland

19-Sep-11 There are numerous sites that could have the potential to impact upon the M8 Junctions 3 and 4. A cumulative appraisal of any potential impact at these junctions should be undertaken. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified. Development of the site could potentially on Junction 4 of the M8.

WLC Contaminated Land

30-Jan-12 Northern site - old quarries and coal pits. Southern site - No known issues. Phase 1 Report likely to be required in the first instance.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns - two catchment areas. No capacity at Murrayfield Primary School. May be possible to extend Murrayfield and Our Lady of Lourdes. Bussing required to Bathgate Academy. Solution at primary school level but not at secondary level.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

28-Oct-13 If the site is to be allocated, a Flood Risk Assessment would be required which assesses the flood risk from the River Almond, and the small watercourses within the site allocation. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There is flooding to the south of the northern part of the site.

There are a few areas of pluvial flood risk affecting this site. It is possible that these can be eliminated through effective engineering and or adjustments to the layout but the developer will be expected to undertake a Flood Risk Assessment to determine the latter and the extent of land potentially available for development without compromise to the risk of flooding. The usual attenuation and treatment of runoff criteria would apply to all redevelopment of this site

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Roundabout required on the A705 should development sites either side of the A705 come forward. Capacity issues on Blackburn Cross. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 One site has been recorded from within the two plots of ground that make up this area, an old coal pit depicted on the 1st edition Ordnance Survey map. Later maps show further evidence for the use of the area by extractive industries, with an old quarry and building shown on the 2nd edition, and another coal pit and a small dump of waste material appearing on the 3rd. The south-west corner of the southern plot is located on the opposite side of the road to the former site of Hopefield corn and flour mill. Although it is not shown on any maps available in our office, current aerial photographs do suggest that the southern plot may have been subject to some previous largescale industrial process, though further map regression work would be required to confirm this. On the basis of currently available evidence, it appears that both the northern and southern areas are composed of ground that has been largely unaffected by modern development, meaning that it would retain the potential to produce buried deposits relating to earlier phases of settlement.

WJ FORD

15 November 2013

Residential use

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The site is an exposed site that would represent a significant intrusion into the landscape and is remote from main facilities. As such it is not considered to be a sustainable location.

The site lies in countryside and also lies within the Breich Valley Area of Special Landscape Control in the adopted West Lothian Local Plan 2009.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

There are education capacity constraints within the area which prevent development of this site.

Falla Hill Primary/Whitburn Academy, St John the Baptist/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility : Fauldhouse Partnership Centre

This is a relatively new Partnership Centre and there is currently adequate capacity in at this time.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. A water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the FAULDHOUSE waste water treatment works (WWTW) where there is limited capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the Breich Water/Bank Head Burn confluence and small watercourses that transect the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There may be development constraints due to flood risk. Surface water issues recorded nearby in 2007. Development on this site will also increase flood risk potential out with the site. A small part of the site will be at risk of fluvial flooding from the Breich Water i.e. Medium to High risk of 1 in 200 years.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body to the site is the Breich Water that traverses the southern boundary of the site. There is a requirement for a buffer to that watercourse of between 6m-12m. There are no restoration opportunities also.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - issues at Whitburn Academy.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

28-Oct-13 A Flood Risk Assessment is required for this site. Drainage issues - issues on Longridge Road, where properties are flooding.

There are a few areas of pluvial flood risk affecting this site. It is possible that these can be eliminated through effective engineering and or adjustments to the layout but the developer will be expected to undertake a Flood Risk Assessment to determine the latter and the extent of land potentially available for development without compromise to the risk of flooding. The usual attenuation and treatment of runoff criteria would apply to all redevelopment of this site.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access point required onto the B7015. roundabout on B7015 required if development progresses alongside that of site EOI-0027. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site, though it is located reasonably close to the former site of Faulhouse Mill, and indeed the mill lade running to the mill appears to run from just inside the site. Other than this, however, the plot depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

EOI-0138

Preferred in part

Land at Strathbrock Estate, Broxburn

Status

Current

ASHDALE LAND AND PROPERTY CO LT

24 April 2014

Residential use/mixed use

Yes **Prime Quality Agric Land**

Conclusions:

Greenfield

Class Description

3.1

UPHALL

Forkneuk East (1) Land at the Strathbrock Estate
EOI-0138a

PREFERRED (IN PART)

Part of EOI-0138 is embraced by the existing CDA (GW) mixed use allocation. Development within such areas is supported by the development strategy of the recently approved Strategic Development Plan. It is concluded that part of the site can be supported for additional housing between Newbigging Cottages and North Greendykes to reflect a more defensible boundary of the road to the north of the site.

However, land forming the western part of the submission is countryside belt in the adopted local plan and development of this part of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

Specifically, development of EOI-0138a would constitute an intrusive physical expansion to the west and north of Uphall, well beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement of a significant scale and visual impact given the land slopes from south to north.

v/Broxburn Academy, Kirkhill Primary/Broxburn Academy, Uphall Primary/Broxburn Academy, St Nicholas/St M

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.
Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
Any development is likely to be restricted to 3 houses or two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 We note that the majority of this site is already within the core development area masterplan in the current Local Plan. Development on this site could potentially adversely affect the settings of scheduled monuments Union Canal, River Almond to River Avon (SM8954) and Five Sisters, shale bing SE of Mid Breich (SM6254). Whilst we are content that application of national and appropriate local policies should be able to mitigate potential adverse impacts, we would expect that allocation of this site would be supported by a management plan for the bing, similar to those outlines within the current local plan paragraphs 7.75-77. One of the key characteristics of the Union Canal is the alternation between rural and urban settings, and increased development along the rural sections of the canal has the potential to lead to a cumulative erosion of that character. Additionally, such development may bring pressure for supplementary crossings, which could potentially have adverse direct and/or indirect impacts on the scheduled canal. We request that you give these points consideration when assessing the suitability of proposed sites close to the canal.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water mains extensions will be required.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the Liggat Syke and tributaries. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There are also multiple smaller watercourses throughout the site. There may be information available from the council regarding the Liggat Syke flood protection scheme. There is a formal flood scheme proposed for the Liggat Syke (still at proposal stage). Development on this site would increase flood risk potential to this site and out with this site. There are flooding issues downstream on the Liggat Syke due to culvert surcharge. The Union Canal flows through development site and we would recommend contact is made with Scottish Waterways to establish whether there is a risk of flooding.
-

SEPA - Water Environment

- 14-Mar-12 A buffer strip to a minimum of 6m, would be required from any development to the watercourses and there are also restoration opportunities.
-

SNH

- 14-Feb-12 Badgers recorded within site. Would require further survey if site allocated for development. Green infrastructure should be planned to minimise visual impacts likely to occur when viewed from the south and could be accomplished by strengthening existing features along the southern boundary of the site.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Binny Quarry, old brick works to the west of the site; Hayscraig Shale Mine and landfill to the north of the site; Albyn Oil Works and associated bins associated with eastern part of site. Site Investigation will be required.
-

WLC Economic Property Development

- 21-Jun-12 No comments.
-

WLC Education

- 09-Jul-12 Education concerns - western side to Uphall, eastern side to Broxburn. Some scope depending on Bangour scenario but not at Broxburn. Depends on wider CDA at Broxburn and impact on Broxburn Academy.
-

WLC Environmental Health

- 19-Jun-12 Potential Air Quality impact on AQMA
-

WLC Flood Risk Assessment

- 15-Feb-12 A Flood Risk Assessment is required for this site. Scottish Water system to the south. Mining issues causing problems of water quality and flooding in Uphall generally. A study for the north end of Uphall is being considered. Ponds are proposed at Pyothall. Discussion with Ashdale and Boland required to resolve flooding issues.

Parts of this area represent a serious concern. They are steep and associated with a number of existing flooding issues. The land either side of Greendykes Road is of particular concern in this regard. The cumulative impact of additional development in Broxburn is a significant concern and risk. A flood protection scheme has been constructed in some susceptible parts of the town though not all. The design standard of the scheme will be undermined by continued development in what is already an over-developed catchment. A Flood Risk Assessment will be required to determine the extent of land capable of being developed and to include recommendations to alleviate existing pressures. A higher level of attenuation and treatment of runoff may also apply to any development of this site.

WLC NETS and Land Services

- 12-Jul-12 No comments.
-

WLC Transportation

- 27-Nov-13 Various access points centred off Greendykes Road (the B0820) and B8046 Ecclesmachan Road and link road would be required creating a new distributor road linking the site between east and west. See also Transportation Background Paper to the Main issues Report (MIR) for details.
-

WLC Waste Management

- 12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.
-

WOSAS

- 27-Feb-12 At its eastern end, the site directly abuts the legally-protected area associated with the Niddry Shale Bing, which is a scheduled monument, while at its western end, it surrounds the site of an unenclosed prehistoric settlement at Carledubs, which is also a scheduled monument. While none of the blocks proposed for development extend into these scheduled areas, meaning that they are unlikely to have a direct impact on the monuments, development this close to them may have an effect on unscheduled but associated material adjacent to them. For example, one of the blocks of ground at the eastern end of the area appears to affect an unscheduled section of bing to the south-east of the scheduled area; while this section is not in itself legally-protected, it is clearly associated with the scheduled monument. In addition, national policy on the treatment of scheduled sites in the planning process stress that they should be preserved as far as possible within an appropriate setting, meaning that the impact of any potential development on the setting of the various scheduled sites present in this area should be considered when developing any future applications. The block at the western end of the area appears to share the same boundaries as EOI-0017. Elsewhere, there is some evidence for the former industrial use of the landscape, in the form of mineral railway lines shown on the 2nd and 3rd edition OS maps. However, the majority of the area appears to have been relatively unaffected by large-scale modern development, meaning that it would retain some potential to produce buried deposits associated with previous phases of activity.
-

HOUSING, CONSTRUCTION AND BUILDI

02 April 2014

Residential use (site area 7.62ha)

No **Prime Quality Agric Land****Conclusions:**

Greenfield

Class Description

Part of this site will contribute towards the council's next phase of the council house build programme and is anticipated to come forward by 2017.

It recommended that the western part of the site remains as open space in order to provide for local amenity and avoid over-intrusive development.

Eastertoun Primary/Armadale Academy, St Anthonys/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Residential allocation 0139 (Drove Road, Armadale) encroaches on the consultation zone of Scotland Gas Networks Plc's Armadale Holder Station (HSE Ref: H1644), and could encroach on the consultation zone associated with a MAHP operated by National Grid Gas Plc.

NHS - Lothian

03-May-12 Existing facility: Armadale Group Practice
All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
There is significant pressure on the GP practice in Armadale as a consequence of significant population growth due to recent development and the existing GP building has limited capacity to enable a reconfiguration of current facilities. The community services are housed in Armadale Clinic next door to the current practice and the facilities here are no longer fit for purpose. There needs to be a clear understanding of future projected growth in order to identify the best solution for the GP Practice and community services. New development in Armadale might give rise to a need for new or additional facilities to cope with CDA development. This could link to requirements at Blackridge. Discussions with CDA developer EWP are ongoing regarding the siting of a new facility at Armadale Station.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the ARMADALE waste water treatment works (WWTW) where there is sufficient capacity. A 450mm sewer crosses the bottom of the proposed site and the WWTW is in close proximity to the site.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment for this site and development which assesses the flood risk from the Barbauchlaw Burn and the Colin Burn which will increase flood risk potential within and outwith the site and . There has been surface water flooding of nearby property in August 2008. Part of the site is at medium to high risk from fluvial flooding of a 1 in 200 year event. Consideration should be given to any culverted structures nearby/within the site. Development will increase flood risk potential to the site and out with the site.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance beyond that is the Logie Water. There is a buffer strip required on 6m-12m from the site to the watercourse required. There are no restoration opportunities.

SNH

14-Feb-12 No records. Base green infrastructure on existing footpath running along north of site and links to woodland.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 Armadale Colliery Pit No 19 on the western part of the site; sewage works on the eastern part of the site; old quarry on the northern part of the site. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - part of site to remain as open space, eastern half to be developed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

28-Oct-13 A Flood Risk Assessment requires to be submitted for this site. Flooding issues in housing scheme to the south, wouldn't expect flood risk problems. Suggest retention of trees, some ground water issues.

This site appears to be susceptible to both pluvial and fluvial flood risk which will compromise the development potential of the site. A flood risk assessment will be required to determine the extent of land capable of being developed without compromise to the functional flood plain associated with the Barbauchlaw Burn. The developer may also be required to provide a sacrificial area and associated drainage infrastructure to alleviate flood risk to social housing in Drove Road.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. Accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access onto Drove Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this triangular-shaped plot. A mill was shown on Roy's Military Survey of Scotland, conducted in the period 1747-55, in the loop of the Barbauchlaw Burn. There is some suggestion on Roy's map that the mill building may have been located towards the eastern edge of this loop, while the building shown on the 1st edition and later OS maps are perhaps located more towards its western end. This could suggest that there may have been at least two phases of mill on the site, though caution may be necessary when using Roy to identify the precise location of buildings. The appearance of a mill in the vicinity on Roy does demonstrate that this use was present on the site from at least the mid 18th century, while a date-stone marked 'PB 1651' identified by the West Lothian Archaeology Group may suggest that this can be pushed back another century. Mills tend to be fairly stable and long-lived features in the landscape, as their sites are determined by ease of access to sources of power, meaning that once a good site has been identified, it tends to remain in use even when individual structures are rebuilt over time. This could mean that the earliest milling on site could pre-date the 1651 date stone. The area was shown as largely undeveloped on the 1st edition, though stepping stones and a weir were depicted on the burn. This situation remained largely unchanged on the 2nd edition, but by the 3rd edition a mine and pumping station was depicted close to the western boundary of the site. A sewage works, operated by Armadale Town Council, was also shown on the 3rd edition, at the eastern end of the site. Other than this, the site appears to have remained as largely undeveloped ground for at least the last 150 years, suggesting that it may retain some potential to produce buried deposits associated with earlier phases of activity.

HOUSING, CONSTRUCTION AND BUILDI

22 July 2014

Residential use (site area 1.6ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan, greenfield release is supported in this instance given the proximity of the site to existing residential development and its small extent.

This development would be a natural expansion to the north east of Blackburn.

Murrayfield Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 90m height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Ashgrove Group Practice

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI BLACKBURN waste water treatment works (WWTW) where there is limited capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA require that a Flood Risk Assessment, which assesses the flood risk from the small watercourse to the east of the site allocation, be submitted for this site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There have been numerous surface water issues recorded in 2008 and 2009. Development on this site will increase flood risk potential out with this site and to this site.
-

SEPA - Water Environment

- 14-Mar-12 There is no buffer strip required and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records. Base green infrastructure on woodland area in the west of the site. Opportunity to link to woodland on the site boundaries and through to Easter Inch Moss LNR.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns - Murrayfield Primary School may need work which would not necessarily be expensive and is achievable but issues at Bathgate Academy. Smaller scale development may be more acceptable.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

28-Oct-13 A Flood Risk Assessment requires to be submitted for this site as per SEPA request, although no evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to play provision of 400m² would be required. Landscaping should be sensitive and appropriate for location
With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access onto Beechwood Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. The site was depicted as undeveloped ground on the 1st, 2nd and 3rd edition OS maps, though the annotation used suggests that it was not improved farmland. There may be some potential for this plot to produce buried deposits associated with previous phases of settlement.

Crosshill Drive - Bathgate (southern section), Bathga

Status

Current

HOUSING, CONSTRUCTION AND BUILDI

18 July 2014

Residential use (site area 8.6ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development would constitute an intrusive physical expansion of Bathgate beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

The site lies within the Bathgate Hills Area of Great Landscape Value (AGLV) and countryside belt and is visually sensitive, serving as an attractive backdrop to the town of Bathgate. Development would be visually intrusive. The site would also be within a candidate Special Landscape Area (cSLA) as part of the Local Landscape Designation Review.

There is insufficient infrastructure available to support development of this site.

Boghall Primary/Bathgate Academy, St Marys (Bathgate)/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Bathgate Primary Care Centre
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. water mains extensions may be required. There is a 15" trunk main on the western edge of the site, this will need to be considered when planning the site layout.
- In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk to the south east corner from the small watercourse. Consideration should also be given to the steep allocation site to ensure the site and nearby areas are not an risk from surface runoff. Development of this site will also increase the risk of flood risk out with this site.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance is the Boghead Burn that lies over 500m south of the site. There is no requirement for any buffer strip and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records. Existing habitats on site boundaries offer an opportunity for green infrastructure and a buffer between adjacent developments.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Former Duncanseat Quarry situated on the south-west of the site. Site Investigation will be required.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns - . Boghall Primary School has capacity but may be needed for Simpson Primary. School capacity issues but may have potential. Footpath links required to Boghall.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this site. As there are drainage run-off issues. Draining to culverts (20 inch culvert in Bathgate) and water issuing from steep ground.

This site is a concern. It is steep. There is a history of flooding as a result of runoff from the site. Drainage of surface water from the site depends on a culverted watercourse with potentially serious structural defects that the developer can expect to have to make good as part of the development proposal. The cumulative impact of additional development in this part of Bathgate is a concern given the extent of flooding in the centre of the town. A high level of attenuation and treatment of runoff criteria would need to apply if development of this site were forced through. The site appears to include Kirkton Quarry, site of special geological interest and a pond which may support threatened species.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Two possible access points - Puir Wives Brae or Marchwood Crescent. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. The place-name 'Kirkton' is potentially of interest, suggesting as it does a settlement associated with an early church, in this instance presumably Bathgate Old Parish Church. While the place-name 'Kirkton' does appear on Roy's Military Survey of Scotland, it appears to be associated with a position immediately to the north of the 'Old Kirk of Bathgate', and presumably refers to Kirkton House. However, Roy also depicted an un-named settlement to the west of this, in approximately the same position as Kirkton Mains, and it is possible that this may relate to a precursor to the current structure. Other than the large quarry shown on the 2nd and 3rd edition OS maps in the area to the west of Kirkton Mains, and which also appears on modern maps of the area, the majority of the plot does not appear to have been substantially affected by modern development, meaning that it would retain some potential to produce buried material associated with earlier phases of activity.

HOUSING, CONSTRUCTION AND BUILDI

18 July 2014

Residential use (site area 16.7ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development would constitute an intrusive physical expansion of Bathgate beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

The site lies within the Bathgate Hills Area of Great Landscape Value (AGLV) and countryside belt and is visually sensitive, serving as an attractive backdrop to the town of Bathgate. Development would be visually intrusive. The site would also be within a candidate Special Landscape Area (cSLA) as part of the Local Landscape Designation Review. Development would be visually intrusive.

There is insufficient infrastructure available to support development of this site.

Boghall Primary/Bathgate Academy, St Columbas/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Bathgate Primary Care Centre
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. water mains extensions may be required. There is a 15" trunk main on the western edge of the site, this will need to be considered when planning the site layout.
- In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk to the south east corner from the small watercourse. Consideration should also be given to the steep allocation site to ensure the site and nearby areas are not at risk from surface runoff. Development of this site will also increase the risk of flood risk out with this site.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance is the Boghead Burn that lies over 500m south of the site. There is no requirement for any buffer strip and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records. Includes site EOI-0141. Similar principles apply to inclusion of existing woodland/scrub as green infrastructure. Little or no additional planting would be required if retained.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Former Duncanseat Quarry situated on the south-west of the site. Former quarry situated on north-east of the site. Site Investigation will be required.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns -Boghall Primary School has capacity but may be needed for Simpson Primary. School capacity issues but may have potential. Footpath links required to Boghall.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this site. As there are drainage run-off issues. Draining to culverts (20 inch culvert in Bathgate) and water issuing from steep ground.

This site is a concern. It is steep. There is a history of flooding as a result of runoff from the site. Drainage of surface water from the site depends on a culverted watercourse with potentially serious structural defects that the developer can expect to have to make good as part of the development proposal. The cumulative impact of additional development in this part of Bathgate is a concern given the extent of flooding in the centre of the town. A high level of attenuation and treatment of runoff criteria would need to apply if development of this site were forced through. The site appears to include Kirkton Quarry, site of special geological interest and a pond which may support threatened species.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Two possible access points - Puir Wives Brae or Marchwood Crescent. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site encompasses EOI-0141 and EOI-0092. In addition to the potential issue associated with the Kirkton place-name noted previously, one site has been identified from within the prospective development area, the former site of Kirkton Lime Works. This was described in the Ordnance Survey Object Name Book of 1856 as 'a large mass of stonework on the hill N of Kirkton House. It contains two large kilns or burners, but is now disused, being out of repair'. Although the mapped location of the kilns, as shown on the 1st edition, lies outside the site, quarries associated with them do extend within its boundaries. As with EOI-0141, there is the potential that Greenfield areas of the plot may produce material associated with earlier phases of occupation.

HOUSING, CONSTRUCTION AND BUILDI

22 January 2014

Residential use (site area 9.99ha)

Yes **Prime Quality Agric Land****Conclusions:**

Greenfield

Class Description

3.1

The site contributes towards the council's next phase of the council house build programme and is anticipated to come forward by 2017. This development will also represent a natural extension to the north side of Uphall.

Kirkhill Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

The scheduled monument Newbigging Craig, settlement 350m SSW of (SM6201) is located within this site. This monument is a settlement, comprised of at least three roundhouses and aerial photographs show also at least two linear features, possibly field boundaries associated with this settlement. The settlement probably dates to sometime in the 1st millennium bc or 1st millennium ad. The monument is located on rising ground with limited views north due to topography. It lies on a gently sloping south-facing hillside commanding extensive views to the S and SE. The site is located to take advantage of the southern facing slopes and this is a key aspect of the site. Views eastwards are limited and compromised by the presence of shale bings near Greendykes and a power line which crosses the field. Development of this site has the potential to disrupt the key views and topographical relationship with the landscape, particularly to the south of the monument. Adverse impacts could potentially be mitigated through the use of a site specific development brief.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water mains extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. Sewer extensions may be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require the submission of a Flood Risk Assessment and Drainage Assessment for this site. There have been surface water issues recorded in allocation in 2003 and nearby in 2007. There is a formal flood defence present in Broxburn but this is not relevant to this allocation. Development of this site will lead to flood risk out the site
-

SEPA - Water Environment

- 14-Mar-12 There is no water body of significance near this site. There is no requirement for a buffer strip and there are no restoration opportunities,
-

SNH

- 14-Feb-12 No records. Existing field boundaries could form a base for green infrastructure.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Old shale mine situated in the north east corner of the site. Site Investigation of this area likely to be required.
-

WLC Economic Property Development

- 21-Jun-12 No comments.
-

WLC Education

09-Jul-12 Education support - all sites if developed (i.e. EOI-0085, 86 & 87) would require an extension to Kirkhill Primary and St. Nicholas RC Primary and also potential catchment reviews.

WLC Environmental Health

19-Jun-12 Potential Air Quality impact on AQMA

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment will be required in this instance as this area of Broxburn has been susceptible to high levels of surface water run-off that led to the installation of the drainage scheme along the north and south boundaries and across the site several years ago. Various issues relating to surface water run-off are associated with this site and the adjacent land and all these issues will require to be addressed as part of an assessment.

The developer will be expected to carry out a full Flood Risk Assessment to assess the risk of flooding from all sources, including pluvial flooding, and bring forward measures, as required, to safeguard the development and other areas that may be affected as a result of the development as an integral part of the development planning process. The Flood Risk Assessment should be carried out in accordance with SEPA Technical Flood Risk Guidance.

A Drainage Assessment is also required.

There are also mining issues causing problems of water quality and flooding in Uphall generally. A study for the north end of Uphall is being considered. This site includes swales, picking up drainage ditches north/south through the site but careful consideration of SUDs/flooding is required.

This site is a serious concern. It is very steep. There is a history of flooding across the site and as a result of runoff from it. There is flood mitigation measures already on the site but these depend on frail infrastructure to drain effectively. Development will change the time of concentration and may increase the risk of flooding to development off site at a lower level. The cumulative impact of additional development in Broxburn is a significant concern and risk. A flood protection scheme has been constructed in some susceptible parts of the town though not all. The design standard of the scheme will be undermined by continued development in what is already an over-developed catchment. A very high-spec SUDS system would be required if development of this were to be forced through.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. Accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access options via Fivestanks Place, Douglas Wynd and Craigseaton/Whinrig. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site appears to encompass all of EOI-0087. The major issue associated with this area is likely to be its proximity to the scheduled prehistoric settlement and field system at Carledubs, the potential for work to affect associated deposits outside the legally-defined boundary, and the likely impact of any proposal on the setting of the monument.

HOUSING, CONSTRUCTION AND BUILDI

25 November 2013

Residential use (site area 30.32ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

3.1

The site contributes towards the council's next phase of the council house build programme and is anticipated to come forward by 2017.

v/Broxburn Academy, Kirkhill Primary/Broxburn Academy, Uphall Primary/Broxburn Academy, St Nicholas/St M

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

The scheduled monument Newbigging Craig, settlement 350m SSW of (SM6201) is located within this site. This monument is a settlement, comprised of at least three roundhouses and aerial photographs show also at least two linear features, possibly field boundaries associated with this settlement. The settlement probably dates to sometime in the 1st millennium bc or 1st millennium ad. The monument is located on rising ground with limited views north due to topography. It lies on a gently sloping south-facing hillside commanding extensive views to the S and SE. The site is located to take advantage of the southern facing slopes and this is a key aspect of the site. Views eastwards are limited and compromised by the presence of shale bings near Greendykes and a power line which crosses the field. Development of this site may potentially have significant adverse impacts on the scheduled monument itself, and upon its setting. Scheduled Monument Consent would be required for development directly affecting the monument, and it is unlikely that this would be granted. Adverse direct and indirect impacts could potentially be mitigated through modification of the development site boundaries, and/or the use of a site specific development brief. The future management of the archaeological site should also be taken into consideration.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water mains extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. Sewer extensions may be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA would require a Flood Risk Assessment which assesses the flood risk from the Liggat Syke. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There may be information available from the council regarding the Liggat Syke flood protection scheme. There are also flooding issues downstream on the Liggat Syke due to culvert surcharge. A formal flood scheme proposed for the Liggat Syke is understood to be still at proposal stage. Development of the site will increase the risk of flood risk potential out with this site.
-

SEPA - Water Environment

- 14-Mar-12 There is required to be a 6m-12m buffer to the watercourse and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records. Includes site EOI-0143. Same principles apply. Little or no additional planting would be required if existing features such as field boundaries and small areas of woodland used to deliver green infrastructure.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Old shale mine situated in the centre of the site. Site Investigation of this area likely to be required.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - Kirkhill Primary School.

WLC Environmental Health

19-Jun-12 Potential Air Quality impact on AQMA.

WLC Flood Risk Assessment

29-Oct-13 There is requirement for a Flood Risk Assessment and Drainage Assessment for this site. Mining issues causing problems of water quality and flooding in Uphall generally. A study for the north end of Uphall is being considered. This site - swales, picking up drainage ditches north/south through the site but careful consideration of SUDs/flooding is required.

This site is a serious concern. It is very steep. There is a history of flooding across the site and as a result of runoff from it. There is flood mitigation measures already on the site but these depend on frail infrastructure to drain effectively. Development will change the time of concentration and may increase the risk of flooding to development off site at a lower level. The cumulative impact of additional development in Broxburn is a significant concern and risk. A flood protection scheme has been constructed in some susceptible parts of the town though not all. The design standard of the scheme will be undermined by continued development in what is already an over-developed catchment. The site also includes areas set aside for development of the upper catchment components of the Broxburn Flood Prevention Scheme. These may not be constructed but if the site were to be developed development of the basins is likely to be a burden placed on the developer. A very high-spec SUDS system would be required if development of this were to be forced through.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Property

12-Apr-13 See Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Transportation

27-Nov-13 Multiple access options points likely at eastern end of the site at Galloway Crescent. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site shares boundaries with a number of others, most notably EOI-0143 and EOI-0017. In common with these, the major issue associated with the development of site EOI-0144 is likely to relate to the presence of the legally-protected prehistoric settlement at Carledubs within its boundaries. As was noted previously, it would be a criminal offence to undertake any work that would affect the survival of the scheduled monument without obtaining a grant of Scheduled Monument Consent in advance from Historic Scotland. In addition, consideration would need to be given to the impact of any proposal on the setting of the monument, as national planning policy stresses the need to preserve scheduled monuments within an appropriate setting. It is difficult to see how this could be accomplished if development were to proceed across the whole of this site, as this would result in the monument being preserved as an 'island' within a sea of modern housing.

HOUSING, CONSTRUCTION AND BUILDING

23 April 2014

Residential use (site area 1.65ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

UPHALL

Stankards Road

EOI-0132/EOI-0145

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

The site is an area of protected open space in the adopted West Lothian Local Plan that contributes to the visual and general amenity of the locality. Priority is given to brownfield land being developed in the Strategic Development Plan and this is a greenfield site.

A Flood Risk Assessment will be required to be undertaken. However, initial consultations with key agencies suggest that this is capable of being addressed through a combination of measures.

There would be a potential noise impact on the occupants of houses as a consequence of road traffic.

There are education capacity constraints within the area which prevent development of this site and there is consequently no Education support.

Uphall Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water mains extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. Sewer extensions may be required.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment be submitted for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is the Brox Burn (by Wester Tratraven to Ryal Burn confluence). There are no restoration opportunities and no buffer strip is required.

SNH

14-Feb-12 No records. Existing scrub along the south boundary could be retained as screening and to maintain a development standoff from the A899 as per other developments along this road. Could form the basis of a multi-functional corridor as per further east where tree/scrub lined path runs from Uphall to Broxburn.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns - could not support if Dechmont and Uphall developments proceed. New primary school required at Bangour.

WLC Environmental Health

19-Jun-12 Potential road traffic noise impact.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this site but development would be feasible. Site is within the Brox Burn catchment. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access required off Stankards Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 See comments at EOI-0132.

HOUSING, CONSTRUCTION AND BUILDI

25 November 2013

Residential use (site area 1.83ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is remote from existing facilities.

There is no education capacity available to support development of the site.

Development is constrained by the existence of a gas pipeline to the west of the site.

Windyknowe Primary/Armada Academy, St Anthonys/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Bathgate Primary Care Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

01-Mar-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 There is no requirement for either a Flood Risk Assessment or a Drainage Assessment for this site.

SEPA - Water Environment

05-Jul-13 Foul effluent from these proposals should be directed to the foul sewer and scottish water treatment works either at Bathgate or Armadale. Confirmation from SW that there is capacity would be required. SUDS should be installed for the surface water discharge for any and or all of the proposals at Hardhills. There is an unnamed watercourse to south of site - no concerns if outwith site boundary. The watercourse forms part of the boundary and a 6m buffer is required to this watercourse.

SNH

30-Apr-13 Redevelopment of site should establish links to CDA and adjacent candidate sites. As per EOI-0177, existing boundary woodland could be retained as forming basis to wider green network in the area.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 Site formerly occupied by mining spoil. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns - no walking routes to school, small scale development of 5-6 units may be acceptable. Updated comments at 23 May 2013 - school capacity issues.

WLC Environmental Health

04-Apr-13 Potential mitigation required at north boundary for industrial noise.

WLC Flood Risk Assessment

18-Jan-13 No apparent issues.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Existing access onto the B708 via existing access point. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 No sites have been recorded from within this plot. It was shown as undeveloped on the 1st edition map of the mid 19th century, with the exception of a shelter belt on its western boundary. By the 2nd edition map of around 1890, the line of a dismantled railway ran across the southern boundary of the plot, leading to a bing of mining waste immediately to the south-east. These elements were also shown on the 3rd edition, and there is some indication that a limited amount of dumping may also have taken place within the plot itself. Current aerial photographs indicate that much of the plot is now occupied by buildings and infrastructure associated with a site for travellers, and construction of these elements is likely to have had a detrimental effect on the potential for earlier material to survive. Although some portions of the plot have been less heavily affected by previous development, these may be too small to raise significant archaeological concerns.

EOI-0147

Not Preferred

North of Hermand, West Calder

Status

Current

HOUSING, CONSTRUCTION AND BUILDI

07 July 2014

Residential use (site area 14.7ha)

No **Prime Quality Agric Land**

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

The majority of the site is shown as protected open space in the adopted West Lothian Local Plan and is outwith the established settlement envelope.

Development of this site would be visually and environmentally intrusive and detract from the rural character of the site and its surroundings.

Part of the site is at medium to high risk of flooding, as confirmed by flood risk mapping and anecdotal evidence and development of this site could also lead to an increase in flood risk out with the site if not satisfactorily mitigated. SEPA has advised that it would require a Flood Risk Assessment.

There are further difficulties presented by the fact that a watercourse is culverted beneath the site within garden ground of property on Parkhead Crescent and appears as an open watercourse to the east of the development site. If development were to take place it should be established whether it was feasible to open this watercourse up.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

There is a potential noise issue for occupant for the occupants of any new houses as a consequence of the relationship of the site to the railway line.

There is no education capacity available to support development of the site.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13

The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: West Calder Medical Practice

There is some capacity at this location which should also be able to cater for the Livingston and Almond Valley core development area (CDA) centred on Polbeth.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment for this site. Development of this will increase flood risk out with the site. Development on this site. There is a watercourse culverted beneath the site culverted within garden ground of property on Parkhead Crescent and appears as an open watercourse to the east of the development site. There should be no development on top of culvert to comply with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards advice on Flooding' guidance. There may be opportunities to open up this watercourse. An assessment on Harwood Water is also required. Part of the site would be at medium to high risk from fluvial flooding.
-

SEPA - Water Environment

- 14-Mar-12 The nearest waterbody to the site is Killandean Burn /Harwood Water (south of the site) and a minimum 6m wide buffer is required from any development to these watercourses. There are however no restoration opportunities.
-

SNH

- 14-Feb-12 No records. Green infrastructure delivery could use the existing field boundary features and pockets of woodland. Little or no additional planting would be required if this approach is taken.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

- 21-Jun-12 No comments.
-

WLC Education

- 09-Jul-12 No Education support - no capacity.
-

WLC Environmental Health

- 19-Jun-12 Potential railway noise impact.
-

WLC Flood Risk Assessment

- 18-Jan-13 There is watercourse culverted beneath development site within garden ground of property on Parkhead Crescent and appears as an open watercourse to the east of the development site. There should be no development on top of culvert to comply with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' guidance. There may also be opportunities to open up watercourse. Also assessment on Harwood Water is required. It is noted that SEPA require a Flood Risk Assessment for this site.

Parts of this site are currently at risk from pluvial flooding. The developer will be expected to demonstrate how the risk that is identified can be overcome as part of the development of the site. The developer may also be required to provide sacrificial ground and drainage infrastructure to alleviate risk to adjacent built infrastructure. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

- 12-Jul-12 No comments.
-

WLC Transportation

- 27-Nov-13 Upgrade required to private track serving the football ground, however capacity issues likely. See also Transportation Background Paper to the Main issues Report (MIR) for further details.
-

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. The 1st edition Ordnance Survey map depicted a farmstead named Parkhead in the centre of the plot. Parkhead was also shown on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that occupation on the site pre-dates the period of widespread agricultural improvement in the late 18th and early 19th centuries. Although Parkhead is no longer shown on modern OS maps of the area, it remains possible that elements associated with it may survive below ground level. In addition, the site as a whole does not appear to have been subject to large-scale modern disturbance, meaning that it retains some potential to produce buried deposits associated with earlier phases of activity.

HOUSING, CONSTRUCTION AND BUILDI

07 July 2014

Residential use (site area 7.47ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

Development would be visually intrusive and result in a loss of the physical boundary to the south of the town, with Blaeberryhill Road providing the defensible boundary to the town. The Blaeberryhill Strip on the south side of the road further reinforces the current town boundary.

In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is limited capacity. Water main extensions will also be required.

There are education capacity constraints within the area which prevent development of this site and there is consequently no Education support.

Croftmalloch Primary/Whitburn Academy, St Josephs (Whitburn)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
Existing facility: Whitburn Health Centre.

The existing health centre in Whitburn is constrained and land locked and does not lend itself to being expanded. Whitburn has been identified by the Community Health Care Partnership to be developed as a Partnership Centre at Polkemmet. It is unclear if the existing facility would remain if that were to happen.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is limited capacity. Water mains extensions will be required.

In terms of waste water treatment the site is served by the AVSE PFI WHITBURN waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.

SEPA - Flooding

- 14-Mar-12 SEPA do not require any Flood Risk Assessment or Drainage Assessment for this site. There is a small drain located to east of the development site. This is not envisaged to cause any flood risk concerns
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body is Foulshiels Burn and there is no buffer strip or restoration opportunities.
-

SNH

- 14-Feb-12 No records. Retain existing boundary habitats. Opportunities for pedestrian links to and through established housing to the north.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

- 21-Jun-12 No comments.
-

WLC Education

09-Jul-12 No Education Support - limited capacity in Whitburn Academy and St Josephs RC Primary School. Croftmalloch Primary other catchment school at well as St.Kentigern's. Whitdale Primary School is unaffected. Capacity in these.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 Small drain located to east of the development site. This is not envisaged to cause any flood risk concerns.

No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Two new access points required onto Blaeberryhill Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 This site incorporates site EOI-0083. One site has been identified within the larger plot, the site of a farmstead names Bellstone that was depicted on the 1st edition OS map, but which is no longer shown on current maps. This was shown as 'Bellstown' on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that the origins of occupation on the site pre-date the period of widespread agricultural improvement in the late 18th and early 19th centuries. Other than this, the site was shown as being largely open farmland on the 1st-3rd edition OS maps, though as it does not appear to have been substantially disturbed by later development, it would retain some potential to produce buried deposits associated with earlier phases of activity.

HOUSING, CONSTRUCTION AND BUILDI

20 November 2013

Residential use (site area 0.45ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The site includes part of WLLP allocation HWh5, an existing allocation within the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. The site owner/developer has confirmed intention to bring the site forward within the LDP plan period.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Winchburgh Medical Practice
- There is no additional capacity at the present time but as the Winchburgh CDA commences a Partnership centre similar to that of other Partnership Centres is planned and will include a NHS doctor's facility.
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.
- In terms of waste water treatment the site is served by the WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment or Drainage Assessment for this site. There is a record of surface water flooding to property 50m to the west of the development site. We hold no additional information and recommend contact with flood prevention officer at the council / Formal Flood Defences Present : None Known / Comments : Incorporation of mitigation measures to eliminate the risk of flooding from surface water flooding. These should not increase the risk of flooding to neighbouring areas. The development of water resilient measures is recommended on this site.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body to the site is the Niddry Burn which is some distance from the site. There is no buffer strip and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
- The proposed design for the new grade separated interchange on the M9 at Winchburgh is yet to be finalised, however, the addition of large allocations at Winchburgh would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised and suitable mitigation measures should, if required, be examined and discussed with Transport Scotland.
-

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 A Flood Risk Assessment is required for this site. No evidence of particular flood susceptibility historically. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to play provision of 400m² would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access onto Glendevon Park. See Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. The area was depicted as open ground on the 1st, 2nd and 3rd edition OS maps, though it appears that some landscaping may have taken place during the modern period in relation to construction of the adjacent schools and houses. Given the reasonably limited scale of the site, its development seems unlikely to raise a major archaeological issue.

HOUSING, CONSTRUCTION AND BUILDI

25 November 2013

Residential use (site area 4.72ha)

No Prime Quality Agric Land

Conclusions:

Mixed

Class Description

The site is remote from existing facilities.

There is no education capacity available to support development of the site.

Development is constrained by the existence of a gas pipeline to the west of the site.

Windyknowe Primary/Armadale Academy, St Marys (Bathgate)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Bathgate Primary Care Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

01-Mar-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the southern boundary of the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. Development will increase flood potential out with the site of developed.

SEPA - Water Environment

05-Jul-13 There is an unnamed watercourse to south of site - no concerns if outwith site boundary which forms part of the boundary and a 6m buffer is required from any development to that watercourse. There are no opportunities for restoration. Foul effluent from these proposals should be directed to the foul sewer and scottish water treatment works either at Bathgate or Armadale. Confirmation from SW that there is capacity would be required. SUDS should be installed for the surface water discharge for any and or all of the proposals at Hardhills

SNH

30-Apr-13 As per comments on EOI-0146 and EOI-0177.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 Site formerly occupied by mining spoil. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns - no walking routes to school, no school capacity.

WLC Environmental Health

04-Apr-13 Potential mitigation required at north boundary for industrial noise.

WLC Flood Risk Assessment

15-Feb-12 As per SEPA comments, a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the southern boundary of the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. Development will increase flood potential out with the site of developed.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Existing access onto the B708 via existing access point. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 This plot encompasses the travelling people's site discussed as EOI-0146, and the comments made in relation to that proposal remain relevant. However, EOI-0150 also includes additional ground to the south and east. Although a proportion of these areas are likely to have been affected by the mineral railway and industrial dumping noted above, much of it appear likely to represent relatively undisturbed greenfield. These areas would retain some potential to produce buried material relating to earlier phases of occupation.

HOUSING, CONSTRUCTION AND BUILDI

07 July 2014

Residential use (site area 1.57ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Despite this being brownfield and potentially consistent with the council's overarching strategy to give priority to the development of brownfield sites in order to limit the amount of greenfield land released for development, there are site specific considerations which mitigate against its redevelopment in this instance.

The regeneration of the site over time, and now badged as "Jordan's Wood", has created a beneficial environmental and community asset which merits retention and enhancement. Specifically, there is considered to be scope for CSGNT to integrate into the south Whitburn green networks i.e. along this Whitburn Town Walk and the adjacent White Burn.

In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is limited capacity.

In terms of waste water treatment the site is served by the AVSE PFI WHITBURN waste water treatment works (WWTW) where there is limited capacity. It should also be noted that sewers cross the site.

SEPA require that a Flood Risk Assessment be submitted for this site. There is a small watercourse entering a culvert adjacent to development site and should be assessed.

It is anticipated that while the vast majority of the site would be developable but that mitigation measures would be necessary to eliminate the risk of flooding from surface water. Development of this site will also increase flood risk potential out with this site.

Polkemmet Primary/Whitburn Academy, St Josephs (Whitburn)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
Existing facility: Whitburn Health Centre.

The existing health centre in Whitburn is constrained and land locked and does not lend itself to being expanded. Whitburn has been identified by the Community Health Care Partnership to be developed as a Partnership Centre at Polkemmet. It is unclear if the existing facility would remain if that were to happen.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is limited capacity. Water mains extensions will be required.

In terms of waste water treatment the site is served by the AVSE PFI WHITBURN waste water treatment works (WWTW) where there is limited capacity. Sewers cross the site.

SEPA - Flooding

14-Mar-12 SEPA require that a Flood Risk Assessment (FRA) be submitted for this site. There is a small watercourse enters culvert adjacent to development site and should be assessed in FRA. Vast majority of development site is developable. Incorporation of mitigation measures to eliminate the risk of flooding from surface water. There should be no increase in the risk of flooding to neighbouring areas. Development of this site will also increase flood risk potential out with this site. There is record of surface water flooding to Hunter Grove to north of development site. SEPA hold no additional information and recommend contact with flood prevention officer at the council.

SEPA - Water Environment

14-Mar-12 There is no water body of any significance close by to the site and there are no buffer strip or restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Engineering works situated adjacent to the southern boundary. Phase 1 report likely to be required in the first instance.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - impact on St Joseph's Primary School and new primary school required for Whitburn as part of Heartlands development.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this site. The adjacent school ground quality is impaired by water issues, This should not preclude development however. Longridge Road has a pinch point, and backing up of culvert could lead to potential problems. development should set back to address backing up of Cultrig Burn. May include SUDS scheme that would need to be relocated.

This is a very wet site which is understood to include an open and culverted watercourse. The site also includes a SUDS pond and drainage infrastructure serving an adjacent residential development which has also been adopted by the staff and pupils of the adjacent St Joseph's Primary School under their Eco Schools programme. In addition to accommodating all the foregoing the usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to fully equipped play area 2500 m2 and kick pitch equivalence of 1300m2 would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Preferred access via Dixon Court. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. The site was shown as undeveloped on the 1st, 2nd and 3rd edition OS maps, though current aerial photographs suggest that it may have been used recently for tree-growing. The action of forestry ploughing and tree roots is likely to have had a detrimental effect on the survival of any buried deposits that may have been present in this area.

Stewarts Printing /County Properties Group

08 July 2014

Residential use (site area 4.3ha) - Not preferred, however site preferred in part for employment use.

No **Prime Quality Agric Land****Conclusions:**

Mixed

Class Description

This site is within the settlement boundary and is supported for commercial uses and is to be operated by the council.

The site is presently within an employment area boundary and could support class 4 business, class 5 general industrial or class 6 storage and distribution uses, subject to appropriate details.

The site is partially brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan.

The site is to be partly developed as a waste transfer station by the council.

Housing is however not supported on the site as there are other more suitable housing sites being promoted elsewhere in West Lothian and there are also education capacity constraints and residential development on the site may prejudice the operation of existing lawful neighbouring employment uses.

Livingston Village Primary/Inveralmond Community High, St Ninians/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

* Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group

* Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice

* Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre

* Dedridge - Existing facility : Dedridge Health Centre

* Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre

* Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water mains extensions may be required. There are water and waste water pipe running through the site.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

14-Mar-12 There is the requirement for a Flood Risk Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body is Killandean Burn and Harwood Water. The burn is within 20m of the site at its nearest point. There is no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records. Existing woodland/shelterbelt on the site could be retained as green infrastructure. Unlikely to require much further additional planting if this approach taken.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Presence of contamination depends on the nature of former use. Phase 1 report likely to be required.

WLC Economic Property Development

21-Jun-12 No support for residential use. The site should remain for primarily use classes 4, 5 (and poss small scale 6) unless there is compensatory development.

WLC Education

09-Jul-12 Education concerns - mixed use preferred. Linked to Buchanan House issues. New school cost is £1.5million. Could support no more than 150 units.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this as there is The Killandean Burn watercourse to north of site.

Parts of this site appear susceptible to both pluvial and fluvial flooding. A Flood Risk Assessment would be required to determine the extent of land capable of being developed without compromise to the functional flood plain and to demonstrate how existing pluvial flood risk could be eliminate through effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to fully equipped play area 2500 m2 and kick pitch equivalence of 1300m2 would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Existing access to be used. See also Transport Background Paper to the Main Issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is located immediately to the south of a large area of potential archaeological sensitivity, defined in relation to an area where large numbers of long cist burials were found during the 18th century. Although the site is currently occupied by two large modern factory- or warehouse-type buildings, there may still be some potential that material associated with these cists may be present in the undeveloped areas of the plot around these structures. It is likely that some form of archaeological work would be necessary in relation to a proposal for the development of this site.

PROPERTY MANAGEMENT AND DEVEL

22 July 2014

Mixed use development embracing some Class 2 (Financial, professional and other services), Class 4 (business), Class 7 (hotel), Class 11 (assembly and leisure) and certain other compatible urban uses falling out-with the specified use classes and defined as non-classified Sui Generis (site area 4.4Ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield within the settlement boundary. The council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland.

The site is part of the council's depot rationalisation strategy.

St Marys (Bathgate)/St Kentigerns Academy, Simpson Primary/Bathgate Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development. Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Bathgate Primary Care Centre
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.
- In terms of waste water treatment the site is served by the AVSE PFI BLACKBURN waste water treatment works (WWTW) where there is limited capacity. There is a 600 mm combined sewer crossing the site, this will need to be taken into consideration when planning the site layout.
-

SEPA - Flooding

- 14-Mar-12 SEPA state there is no requirement for Flood Risk Assessment or Drainage Assessment for this site, however it is noted that the councils Flood Prevention Officer states that a Flood Risk Assessment would be required to show existing pluvial flood risk could be eliminated through effective engineering.
-

SEPA - Water Environment

- 14-Mar-12 There is no water body of any significance nearby the site. There is no requirement for a buffer strip and there are no restoration opportunities.
-

SNH

- 14-Feb-12 There is the record of some protected species being present in the local vicinity, therefore a biodiversity assessment of the site is required.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Site of a former asbestic sand brick works and currently a council depot. Site Investigation will be required.
-

WLC Economic Property Development

21-Jun-12 Site and proposed uses supported. Development dependent on relocation of existing depot which may not be in short-medium term. Updated comment at 30/7/13 - Planning brief drafted.

WLC Education

09-Jul-12 Education concerns - catchment review for Boghall required to resolve issues with Sibcas site. Update at 23 May 2013 - capacity constraints at Bathgate Academy.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 Parts of this site are susceptible to pluvial flooding. A Flood Risk Assessment would be required to show existing pluvial flood risk could be eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Existing access onto Blackburn Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is located immediately to the east of the site of Bathgate Castle, which is a scheduled monument. While work in the site is unlikely to have a direct impact on the castle, it may therefore be necessary to consider the impact of any proposal on the setting of the monument. In addition to this, it is recorded that two all-over corded type beakers of Bronze-Age date were found in the vicinity of the site within a sandpit in 1906. Although the precise location from which these beakers were recovered is uncertain, the 3rd edition OS map does show evidence for sand quarrying toward the eastern end of the site, and also in the area to the south of it. This may suggest the potential for additional similar material to be present in the vicinity. With the exception of an area of apparently Greenfield at its western end, the plot appears to be almost wholly occupied by a Council yard and associated buildings. It is likely that the creation of this yard will have resulted in some degree of disturbance to sub-surface material, though further detailed work would be needed to determine whether this would be sufficient to have removed the potential archaeological issue.

PROPERTY MANAGEMENT AND DEVEL

31 July 2013

Advertising Hoarding (site area 0.2ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

site withdrawn as only advert hoarding, could form part of site EOI-0153

St Marys (Bathgate)/St Kentigerns Academy, Simpson Primary/Bathgate Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Bathgate Primary Care Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 There is a 600mm conmined sewer running through the area. A discussion regarding this should be had before construction of the hoarding.

SEPA - Flooding

14-Mar-12 There is no requirement for a Flood Risk Assessment or DrainagE Assessment for this site.

SEPA - Water Environment

14-Mar-12 There is no waterbody nearby the site of any significance and there is no requirement for a buffer strip to any watercourse and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Site of a former asbestic sand brick works and currently a council depot. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.
Updated comment at 30/7/13 - planning brief drafted in conjunction wiht site EOI-0153.

WLC Education

09-Jul-12 Education concerns - catchment review for Boghall required to resolve issues with Sibcas site.
Update at 23 May 2013 - Capacity constraints at Bathgate Academy.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Contamination . No flood risk likely. No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

12-Apr-13 See Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 See comments at EOI-0153.

PROPERTY MANAGEMENT AND DEVEL

08 July 2014

Residential use (site area 0.67ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

This site lies within the settlement envelope of Livingston and is immediately north of the local neighbourhood centre allocation in the adopted local plan. It is considered appropriate to extend this local neighbourhood centre designation to allow for further development opportunities.

The site is brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland.

Bankton Primary/James Young High (The), St Ninians/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 01-Mar-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the EAST CALDER AVSE PFI waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

- 14-Mar-12 SEPA do not require any Flood Risk Assessment or Drainage Assessment for this site. However, there is a potential culverted watercourse near to the site. Investigation into the location of any culverts within the site is recommended.
-

SEPA - Water Environment

- 05-Jul-13 No comments, there is no requirement for any buffer strip and there are no restoration opportunities.
-

SNH

- 30-Apr-13 No comments.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

30-Jan-12 No known issues. Phase 1 report likely to be required to determine previous uses and whether any contaminative practices have taken place on site.

WLC Economic Property Development

30-Jul-13 Extend local centre boundary to include site.

WLC Education

09-Jul-12 Education concerns - Toronto Primary School may have capacity. Work required at Howden St Andrews Primary School. Capacity at Inveralmond High School. Developer contributions required for denominational secondary school. It is understood however that residential development is unlikely to take place on this site.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

18-Jan-13 No apparent issues.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via existing road network onto Dedridge West. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 No sites have been recorded from within this plot. Crofthead was depicted on the 1st edition and subsequent Ordnance Survey maps, indicating that the main building of the complex has been on site since at least the mid 19th century. The farm complex shown on the 1st edition was a U-shaped steading, an arrangement that is typical of the period of agricultural improvement in the late 18th and 19th centuries. However, the place-name 'Crofthead' also appeared on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that the origins of settlement on site predate the improvement period. It is possible that the steading shown on the 1st edition may have been constructed to replace the buildings of the earlier pre-improvement settlement, meaning that there is a possibility that evidence for this earlier farmstead may survive in the vicinity. It is unclear what is proposed at this plot, whether the existing buildings would be converted to residential use, or whether they would be demolished and replaced. As a result, it is not possible to specify in detail the potential archaeological mitigation measures that may be required, but they could include elements of building recording and intrusive fieldwork.

PROPERTY MANAGEMENT AND DEVEL

08 July 2014

Residential use, circa 28-30 units (site area 0.77ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

This site was withdrawn by the Council Executive on 28 June 2011 so is therefore not being considered for allocation in the LDP.

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

01-Mar-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the NEWBRIDGE PFI waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

14-Mar-12 There is no requirement for a Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

09-Jul-13 No comments, there is no requirement for any buffer strip and there are no restoration opportunities.

SNH

30-Apr-13 No comments.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. Phase 1 report likely to be required to determine previous uses and whether any contaminative practices have taken place on site.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns - Toronto Primary School may have capacity. Work required at Howden St Andrews Primary School. Capacity issues at Inveralmond High School. Developer contributions required for denominational secondary school.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

18-Jan-13 No apparent issues.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

12-Apr-13 See Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 As with plot EOI-0156, Craigs Farm was depicted on the 1st edition and subsequent OS maps as a courtyard farmstead. The core of the current complex appears to represent the continued use of this structure. As with Crofthead, however, the place-name was shown on Roy's Military Survey, indicating that settlement on the site extends into at least the mid 18th century, and may be earlier. Again, it is unclear what is proposed at this plot, whether the existing buildings would be converted to residential use, or whether they would be demolished and replaced. As a result, it is not possible to specify in detail the potential archaeological mitigation measures that may be required, but they could include elements of building recording and intrusive fieldwork.

PROPERTY MANAGEMENT AND DEVEL

08 July 2014

Residential use, circa 37-40 units (site area 1ha)

No Prime Quality Agric Land

Conclusions:

Mixed

Class Description

This site was withdrawn by the Council Executive on 28 June 2011, for consideration as an allocation in the LDP and in any case, the site is part of Almondvale Park Study (AVP) study area and its status will therefore not change and the site will be tidied and enhanced as part of AVP study.

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 01-Mar-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the EAST CALDER AVSE PFI waste water treatment works (WWTW) where there is limited capacity.

A 1200mm combined sewer crosses the site.

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment for this site which assesses the flood risk from River Almond that runs to the south of this site. There are upstream and downstream bridges which may exacerbate flood risk to the site. Development to the site is likely to be heavily constrained as majority of site within the Flood Map. There are upstream and downstream bridges which may exacerbate flood risk to the site. Development to the site is likely to be heavily constrained as majority of site within the Flood Map. SEPA would not support the allocation due to the majority of the being at medium to high risk from flooding of a 1 in 200 year event in terms of fluvial flood risk from the River Almond. Development of this site could also increase the risk of flood risk out with the site.
-

SEPA - Water Environment

- 05-Jul-13 The River Almond forms part of the site boundary to the south of the site and there would be a requirement for a 6m-12m buffer strip from any development to the River Almond and there are no restoration opportunities.
-

SNH

15-Nov-12 Concern over intrusion into this green corridor, may also be protected species in the Almond, would need a survey.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Car parking a potential source of localised hydrocarbon contamination. Site Investigation likely to be required.

WLC Economic Property Development

21-May-13 Site to be retained as part of Almondvale Park Study.

WLC Education

09-Jul-12 Education support.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment is required for this site. Set back would be required to River Almond and account taken of biodiversity and flood risk management.

WLC NETS and Land Services

26-Jul-13 This is an important part of the Almond greenway corridor between Almondvale Park and the recently upgraded Almond District Park. It is important to retain the character of this greenspace and the provision of any council housing should be resisted. Please be aware that a study of Almondvale Park has been carried out <http://coins.westlothian.gov.uk/coins/submissiondocuments.asp?submissionid=12362> and the public were recently consulted on it's content.

WLC Transportation

12-Apr-13 See Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 A settlement named Inveralmond was depicted within this plot on the 1st edition, on which it was shown as lying along the southern side of what is now Howden South Road. The precise nature of this settlement is uncertain, as its arrangement does not suggest a single farm complex; instead, it has the appearance of a row of terraced structures fronting onto the road. This settlement was also shown on the 2nd edition map, but it does not appear on Roy's Military Survey, indicating a date of construction between the mid 18th and mid 19th centuries. It is also absent from current OS maps of the area, on which much of its footprint appears likely to be occupied by an existing car park. It is also apparent that a degree of landscaping will have taken place in relation to the construction of the Almond Footpath, but there may be some potential for remains associated with the former Inveralmond to survive.

PROPERTY MANAGEMENT AND DEVEL

31 March 2014

Residential use, circa 50-60 units (site area 1.26ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The site is partly brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan.

The site contributes towards the council's next phase of the council house build programme and is also supported as infill development within the settlement envelope.

Toronto Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 01-Mar-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the EAST CALDER AVSE PFI waste water treatment works (WWTW) where there is limited capacity.

A 1200mm combined sewer crosses the site.

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from River Almond. There are upstream and downstream bridges and a weir which may exacerbate flood risk to the site. Development to the site is likely to be heavily constrained and SEPA would be unlikely to support the development of this site as an allocation. The majority of the site is at medium to high flood risk of fluvial flooding at 1 in 200 years.
-

SEPA - Water Environment

- 05-Jul-13 The River Almond forms part of the site boundary to the south of the site and there would be a requirement for a 6m-12m buffer strip from any development to the River Almond and there are no restoration opportunities.
-

SNH

- 30-Apr-13 A biodiversity assessment of the site will be required, given the proximity to the riparian corridor of the River Almond.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.
Update at 25 June 2013 - Site approved by Council Executive 25 June 2013 as contributing to the council house build programme.

WLC Education

09-Jul-12 Education support.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment is required to be submitted for this site. Set back would be required to River Almond and account taken of biodiversity and flood risk management. Account should also be taken of insitu SUDS system to east of the road bridge.

WLC NETS and Land Services

26-Jul-13 There is potential for the development of limited housing (flats perhaps) to the northern area (say maximum top 25%) of the site. Any such development would have to be designed sensitively. The area of open space next to the River Almond must be protected. A study of Almondvale Park has been carried out <http://coins.westlothian.gov.uk/coins/submissiondocuments.asp?submissionid=12362> and the public were recently consulted on it's content.

WLC Transportation

27-Nov-13 New access required onto Howden South Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 No sites have been recorded from within this plot, though it should be noted that the adjacent Howden Bridge is category B-listed. This structure dates from 1764, and has been depicted on all available OS maps from the 1st edition onwards. These maps show the prospective development area as undeveloped ground, and while there is likely to have been a degree of landscaping during the modern period, the plot may retain some potential to produce buried deposits associated with earlier phases of occupation.

PROPERTY MANAGEMENT AND DEVEL

08 July 2014

Residential use, 35-42 Units (depending upon density), (4.2ha (developable likely to be around 1.4ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

This site was withdrawn by Council Executive on 28 June 2011 from the process of assessing potential allocations in the LDP.

Toronto Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.
- Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
- Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 01-Mar-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the EAST CALDER AVSE PFI waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

- 14-Mar-12 There is requirement for a Flood Risk Assessment for this site but there is no requirement for a Drainage Assessment.
-

SEPA - Water Environment

- 05-Jul-13 No comments, there are no restoration opportunities and there is no requirement for any buffer strip.
-

SNH

- 30-Apr-13 Allocation would represent loss of part of a substantial area of parkland green/open space.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

23-May-13 Capacity issues at Howden St Andrew's Primary School.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

18-Jan-13 There is Flood Risk Assessment required for thi site. Major flood risk issues drainage from north to south to road. There are also unchartered culverts throughout the site.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

12-Apr-13 See Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 No sites have been recorded from within this plot, though it does appear likely to represent part of the wider designed landscape associated with Howden House. The tree belt on its western boundary and the various ornamental copses were depicted on the 1st edition map of the mid 19th century, indicating that they have been in place for at least 150 years. The ground does not appear to have been substantially affected by disturbance during the modern period, suggesting that it will retain some potential to produce buried deposits associated with earlier periods of occupation.

Craigsfarm - (SITE B), Livingston

Status

Withdrawn

PROPERTY MANAGEMENT AND DEVEL

08 July 2014

Residential use, circa 28-30 units, (site area 0.7ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

This site was withdrawn by Council Executive on 28 June 2011 from the process of allocating sites in the LDP.

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

01-Mar-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

14-Mar-12 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

05-Jul-13 There is no requirement for any buffer strip and there are no restoration opportunities.

SNH

30-Apr-13 No comments.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. Phase 1 report likely to be required to determine previous uses and whether any contaminative practices have taken place on site.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

23-May-13 Education support.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

18-Jan-13 No significant issues.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

12-Apr-13 See Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 This plot is located immediately to the south of EOI-0156. The issues associated with Craigs Farm, and the potential for material associated with pre-improvement settlement to survive in the vicinity, are discussed above. Although this plot was depicted as undeveloped on the 1st and 2nd edition OS maps, its proximity to Craigs could mean that there may be some potential for associated deposits to extend into its boundaries, as it would be common practise to construct the improvement-period steading next to the previous farm complex, before demolishing the earlier buildings. The potential for buried deposits to survive in this plot is likely to relate to the extent to which it has been affected by recent development. It appears to have been at least partially landscaped for use as a bowling green and other sports pitch, and it is possible that this may have removed any earlier material that may have been present.

AW LAND PURCHASERS LTD

07 July 2014

Residential use, leisure, retail, creche, food and drink (site area 23ha)

No Prime Quality Agric Land

Conclusions:

Mixed

Class Description

The site has planning approval for the majority of uses proposed.

Stoneyburn Primary/Whitburn Academy, Our Ladys/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 90m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 The site is adjacent to the scheduled monument Five Sisters, shale bing (SM 6254). We are content that the impacts of redevelopment of the current Outlet Centre could be accommodated, with any adverse impacts on the setting of the monument mitigated through policy. However, we consider that development of the fields which currently separate Freeport Outlet Centre from the bing could have a significant adverse impact on the setting of the monument. We would request that this is taken into consideration in reaching a view on the location and scale of development in this area.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: West Calder Medical Practice

There is some capacity at this location which should also be able to cater for the Livingston and Almond Valley core development area (CDA) centred on Polbeth.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 A Flood Risk Assessment is required for this site. There are various small watercourse within development site which are also culverted. Development will increase the risk of flood risk out with this site.

SEPA - Water Environment

14-Mar-12 The nearest water body of significance is the Breich Water that straddles the southern boundary of the site. A buffer strip of 6m would be required from any development to the watercourse.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Phase 1 report likely to be required.

WLC Economic Property Development

30-Jul-13 Minded to grant decision, usbject to Section 75 Agreement.

WLC Education

09-Jul-12 No comments - minded to grant decision made subject to legal agreement. (Site now has planning permission).

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this site. Parts of this site are susceptible to pluvial flooding. A Flood Risk Assessment would be required to how existing pluvial flood risk could be eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access as per existing extant planning permission. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is located immediately to the west of the Five Sisters Shale Bing, which is a legally-protected scheduled monument. See previous comments on planning application 0488/P/09) which noted that the proposal was likely to result in a significant alteration to the setting of the monument, as it would involve the construction of new housing in the currently-undeveloped ground between the Freeport Leisure Village and the bing. This would be contrary to both national and local plan policies on the treatment of scheduled monuments in the planning process, which stress that they should be preserved in situ and within an appropriate setting. The agricultural land to the west of the Five Sisters bing is covered by West Lothian Local Plan Policy ENV 21, which states that the council will protect six Areas of Special Landscape Control from intrusive development in order to retain their landscape character. However, Policy ENV 38, which relates specifically to the re-development or re-use of the Freeport Leisure Village states that the re-development, or re-use, of Westwood (Freeport), near West Calder is supported by the Council. Leisure and tourist use, specialised employment, starter units or institutional uses appropriate to a rural location will be supported. Some element of new or extended building outwith the development envelope on site and/or housing (very low density and a maximum of 30 houses meriting a rural location, all confined to the development envelope) will be considered, where this is shown to be necessary in terms of the financial viability of an appropriate scheme. The guiding principles that will apply to the site are: the setting and scale of any development must respect the location of the site within an Area of Special Landscape Control; any extensions, re-development and new buildings must not be higher than the height of the existing village complex; development, re-development or re-use must specifically promote both the principles of sustainable transportation, by including proposals that support the use of public transport, walking and cycling and the appropriate landscape treatment of the site. While the proposal to convert the existing shopping centre to another use would appear to generally conform to the principles set out in this policy, the application submitted in 2009 also sought consent for the construction of 53 houses in the Area of Special Landscape Control between the existing shopping centre and the bing. This area is also covered by site EOI-0161. Any new buildings in this area would appear to involve a substantial extension of development beyond the existing envelope, and would result in a significant detrimental impact on the setting of the bing, by transforming it from predominantly rural/agricultural to suburban.

WB PROPERTY LTD

22 July 2014

Residential use (site area 2.2ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield within the settlement boundary. The council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland.

Windyknowe Primary/Armadale Academy, St Marys (Bathgate)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Bathgate Primary Care Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. There is a 15" trunk main on the northern edge of the site. This should be taken into consideration when planning the site layout.

In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity. Sewer extension may be required.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment for this site. All of the site is at medmium to high risk from fluvial flooding to 1 in 200 years. There has been a previous planning permission on teh site and it was conditioned that ground levels should not be raised below 134.94mAOD. Should any proposal differ from what has been previously agreed SEPA would object and require a Flood Risk Assessment which assesses the flood risk from the Bathgate Water and the small watercourse which flows beneath the site. Water resilient measures would also be required for this site and development of this site would incze the flood risk potential out with this site.

SEPA - Water Environment

14-Mar-12 The nearest water body of significance is the Bathgate Water that lies within 20m of the eastern boundary of this site. There is no requirement for a buffer strip and there are no restoration opprtunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 Site of the former West Lothian Shovel Works. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No adverse comments.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this site. Meadow Place/Park has been previously under threat. This site is considered to be at serious risk from fluvial flooding. A Flood Risk Assessment would be required to determine whether there is any land capable of being developed without compromise to the functional flood plain. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to fully equipped play area 2500 m² and kick pitch equivalence of 1300m² would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access via existing onto Glasgow Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. The site was shown as largely undeveloped on the 1st edition OS map of the mid 19th century, though the line of Glasgow Road was already in place by that point. A building was shown as occupying the site to the immediate west, and Bathgate Flour Mill was located to the north of it, but only a couple of trees were depicted on the site itself. By the time of the 2nd edition, however, virtually the whole plot was occupied by a large building annotated as the West Lothian Shovel Works, and this was also shown on the 3rd edition. This building does not appear on modern maps, however, on which the site is occupied by a petrol station and a long single-storey modern structure aligned along the street frontage. It is unlikely that the development of this plot would raise a major archaeological issue.

T M LAND PURCHASES LTD

18 July 2014

Residential use, circa 10 units (site area 3.2ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

3.2

The site has planning approval under reference 0614/FUL/08, granted for 10 houses on 28.08.13 and is part of an allocation for housing in the adopted West Lothian Local Plan HBg24.

The development of this site represents a natural expansion to Bathgate in this location.

Boghall Primary/Bathgate Academy, St Columbas/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Bathgate Primary Care Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water mains extensions may be required.

In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity. Sewer extension may be required.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment for this site. Development of this site will increase flood risk potential out with this site. There has been surface water flooding of nearby property in 1999 which considers the small watercourses and any culverts, within/nearby the site. SEPA were previously consulted on this allocation and highlighted the flood risk from the small watercourse.

SEPA - Water Environment

14-Mar-12 There is no water body of any significance nearby the site and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No comments, minded to grant decision made subject to legal agreement. 20 units possible as goes to Boghall Primary School.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 Depending on culverting for drainage. This site is a concern. It is steep. There is a history of flooding as a result of runoff from the site. Drainage of surface water from the site depends on a culverted watercourse with potentially serious structural defects that the developer can expect to have to make good as part of the development proposal. The cumulative impact of additional development in this part of Bathgate is a concern given the extent of flooding in the centre of the town. A high level of attenuation and treatment of runoff criteria would need to apply if development of this site were forced through. A Flood Risk Assessment is required.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access as per planning approval. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site which lies to the north of EOI-093. The site was depicted as undeveloped ground on the 1st, 2nd and 3rd edition OS maps, and as such, may retain some potential to produce buried deposits associated with earlier phases of occupation. As with EOI-0093, the site appears to represent an area of higher ground that may have been attractive to past settlement, though this would depend on the steepness of any slopes.

J J LAND PURCHASES LTD

20 November 2013

Class 4, 5 and 6 and hotel, leisure, creche, food and drink (site area 9.37ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is allocated for development in the West Lothian Local Plan and contributes towards to established employment land supply for West Lothian.

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site contributes towards this and promotes redevelopment of brownfield land.

There are also recent planning permissions in principle granted from 2010 for classes 4, 5 and 6.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 90m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: West Calder Medical Practice
- There is some capacity at this location which should also be able to cater for the Livingston and Almond Valley core development area (CDA) centred on Polbeth.
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.
- In terms of waste water treatment the site is distant from any waste water infrastructure.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment for this site as development could increase flood risk potential out with this site. There is also complex hydrology due to the nearby bing but the majority of the site should be developable. Development of this site will increase flood risk potential out with the site.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance is the Breich Water that lies 150m south of the site. There is no requirement for any buffer strip and there are also no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Site of the former Westwood Shale Oil Refinery. Likely to be significant contamination issues. Site Investigation will be required.
-

WLC Economic Property Development

- 21-Jun-12 Support use classes 4, 5 and 6. Hotel use not supported.
-

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 A Flood Risk Assessment is likely to be required but the council is not aware of any significant historical issues. No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access via existing onto the B7015. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is located immediately to the east of the Five Sisters Shale Bing. As noted in relation to EOI-0161, this bing is legally-protected as a scheduled monument. The site relates to the former site of the Westwood Shale-Oil Works, which was constructed in 1939-41 to boost the supply of home-produced oil during wartime. A revolutionary departure from past shale oil operations, it introduced many innovations to the shale oil industry and greatly increased mechanisation. The closure of Westwood works in 1962 marked the end of Scotland's shale oil industry. In 2003, CFA Archaeology Ltd were appointed to undertake an assessment of the industrial archaeological remains present on the site, as part of a condition attached to a proposed development masterplan that included proposals for new business and light industrial facilities. This report provides a record of the various buildings of the complex as they were in 2003, and suggests that there was already consent in place for the redevelopment of the site at that time. Given that there is likely to be an extant consent for the redevelopment of this site, it is likely that future development proposals would also be accepted. Consideration should however be given to the impact of any such proposal on the setting of the bing.

Land at Kingsfield, Linlithgow

Status

Current

BELLAIR PROPERTY INVESTMENTS LTD

03 July 2014

Part of a wider expansion of the settlement boundary to the east of Linlithgow to include a mixed use development, including predominantly residential (site area 19.4ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

3.1

Priority is given to brownfield land being developed in the Strategic Development Plan and this is a greenfield site.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

There are education capacity constraints within the area which prevent development of this site.

Development of this site would constitute an intrusive physical expansion of Linlithgow, well beyond the limit of development, out with the settlement envelope of the town, which is already provided for in the adopted West Lothian Local Plan.

The site is not identified within a candidate Special Landscape Area (cSLA) as proposed in the West Lothian Local Landscape Designation Review nor is it the subject of any other environmental designation in the adopted West Lothian Local Plan. The site is, however, within the countryside and is prime quality agricultural land.

Springfield Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 90m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Residential led mixed use allocation 0165 (land at Kingsfield, Linlithgow) could encroach on the consultation zone associated with a MAHP operated by National Grid Gas Plc. The Health and Safety Executive would therefore need to be consulted on any application for this site.

NHS - Lothian

03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water mains extensions will be required.

In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 There is no requirement for Flood Risk Assessment or Drainage Assessment for this site. There is a formal flood prevention scheme in Linlithgow but it does not relate to this site. Consideration should be given to whether any culverted watercourses are located on-site

SEPA - Water Environment

14-Mar-12 The nearest waterbody of any significance is Linlithgow Loch which is some 1.3km to the west of the site. There is no requirement for a buffer strip however and there are also no restoration opportunities.

14-Feb-12 No records.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 The site may have merit for use classes 4, 5 or 6 provided there is no adverse effect on the ability to bring forward established sites.

WLC Education

09-Jul-12 Education concerns - capacity issues at Low Port Primary School; catchment change required; access issues; and related to wider implications arising from possible developments elsewhere in Linlithgow which will all impact on capacity at Linlithgow Academy.

WLC Environmental Health

19-Jun-12 Potential Air Quality impact from increased traffic in Linlithgow.

WLC Flood Risk Assessment

05-Dec-13 Possible issues: Sherriff's Park development impacted on by farming developments. Caution required.

There is also a potential risk of flooding to properties in the town bay due to the balancing function performed by the loch through a complex series of level controls. The loch is a heritage asset owned by Scottish Ministers and supports an important SSSI which is in a deteriorating condition.

The implications for development in the catchment are serious. Surface runoff from the site would need to be subject to a particularly rigorous treatment and attenuation regime exceeding normal expectations and carefully balanced to ensure that the time of concentration does not increase the risk of flooding to property in the vicinity of the loch. The additional volume of wastewater generated by a development also presents a serious risk assuming that it is to be directed to Linlithgow Bridge wastewater treatment works. Already there are a number of spills from a combined sewer overflow into the loch which contributes to impaired water quality. An increase in the number of spills associated with additional volumes is unacceptable. There is also regular flooding in the High Street as a result of temporary lack of capacity in the combined sewer during periods of intense rainfall. Increasing the number of events of the extent of these events will not be acceptable.

Parts of this site are susceptible to pluvial flooding. A Flood Risk Assessment would be required to how existing pluvial flood risk could be eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply.

Update 05/12/13 - The site is NOT part of the Linlithgow Loch catchment area. It is also considered to be less problematic to engineer solutions than perhaps other sites.

WLC NETS and Land Services

12-Jul-12 With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Potential for link to EOI-0103 site with access off Blackness Road. Site within 400m of bus stop and opportunities to provide for pedestrian links. Potential to extend town bus service. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is located on part of the Burgh Muir of Linlithgow. As noted in relation to EOI-0103, EOI-0014, EOI-0015 and EOI-0016, this area has a number of significant historical associations. Of perhaps the greatest interest is the record that suggests that the army of Edward I camped on the Burgh Muir on the evening before the Battle of Falkirk in 1298. In relation to this, the farm on the eastern boundary of the plot is named Kingsfield. There is also a record suggesting the former presence of a gallows in the area, and indeed the place-name 'GallowsKnowe' appears on current OS maps on the northern boundary of the plot. In addition, there is reputed to be a site where witches were burnt in the early 17th century. It is also recorded that a hoard of Roman coins were found on the Burgh Muir during ploughing in the 18th century, while metal detecting in adjacent fields last year recovered an axe-head of Bronze Age date. Two sites have been recorded from within the plot itself, one being a series of cropmarks identified on aerial photographs, the other being a small unroofed building shown on the 1st edition. This would suggest that there is a high potential for buried archaeological material to survive within this area. See comments on planning application 0095/P/12. Many of the comments made in response to this application would also be relevant to any proposal relating to area EOI-0165.

JOHN MACFARLANE AND COLIN MACFA

25 November 2013

Residential/mixed use circa 100 units, density 20 houses per hectare (site area 5.5ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance.

In this particular instance, there is an argument that the land between the edge of the Dechmont settlement envelope and the A899 represents a logical area for the village to extend into, with the A899 providing a clear defensible boundary which could be further re-enforced with judicious tree planting.

Dechmont Infant Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 10m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Residential led mixed use allocation 0166 (land at Main Street, Dechmont) could encroach on the consultation zone associated with a MAHP operated by National Grid Gas Plc.

NHS - Lothian

03-May-12 Existing facility : Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment for this site which assesses the flood risk from the Beugh Burn tributary. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk and development of this site could increase the risk of flooding out with this site should it be developed.

SEPA - Water Environment

14-Mar-12 There is a burn within the site and Dechmont is downstream from the site. A 6m buffer will be required from any development on the site to the burn. There are however no restoration opportunities.

SNH

14-Feb-12 No records. Existing small woodland in south corner of the site near the roundabout could be retained for wider green infrastructure benefits. The area is also naturally wet and an obvious location for SUDS within site.

Transport Scotland

19-Sep-11 There are numerous sites that could have the potential to impact upon the M8 Junctions 3 and 4. A cumulative appraisal of any potential impact at these junctions should be undertaken. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified. Development of the site could potentially on Junction 3 of the M8.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 The site may have merit for use classes 4, 5 or 6 provided there is no adverse effect on the ability to bring forward established sites.

WLC Education

09-Jul-12 Education support - could support Dechmont Primary School. Potential to take capacity away however from Bangour which would make bringing forward the Bangour Hospital site more difficult.

WLC Environmental Health

19-Jun-12 Potential traffic noise impact from roundabout at south end.

WLC Flood Risk Assessment

29-Oct-13 There is a culvert below the roundabout adjacent to this site and a former curling pond at roundabout junction. A stand off is required. A Flood Risk Assessment will therefore be required for this site.

Parts of this site are also subject to pluvial flood risk. The site also depends on a culverted watercourse to drain surface water effectively. A Flood Risk Assessment would be required to demonstrate how existing pluvial flood risk could be eliminated through effective engineering and how any flooding associated with backing up at the culvert inlet might be accommodated without risk to the proposed development. The developer would also be required to assess the condition of the receiving culverted watercourse and may be required to invest in its upgrading if it is considered necessary by the council. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to fully equipped play area 2500 m2 and kick pitch equivalence of 1300m2 would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access from Main Street in Dechmont only. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of Community Recycling Centre sites we might operate at that time.

WOSAS

27-Feb-12 One site has been recorded from within the boundaries of the site, a farmstead named West Port that was depicted on the 1st edition OS map. The farm was shown as being partially ruinous, suggesting that it was falling out of use by the mid 19th century. Indeed, it did not appear on the 2nd edition, indicating that it had been removed prior to c. 1890. The area was shown as largely undeveloped farmland on the 2nd edition, but by the 3rd edition, a curling pond and a small structure related to it were depicted at the southern boundary of the site, directly to the north of the current site of the Dechmont Roundabout. The area is shown as largely undeveloped ground on current OS maps and aerial photographs, suggesting that it may retain some potential to produce buried deposits associated with earlier phases of activity.

VION AGRICULTURE LTD

11 July 2014

Residential led mixed use development (site area 95ha)

Yes **Prime Quality Agric Land****Conclusions:**

Mixed

Class Description

2

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements.

Whilst it is acknowledged that parts of the site are brownfield, the majority of the site is greenfield. The council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland (SESplan).

Development of this site would constitute an intrusive physical extension of Pumpherston, well beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

The site is remote from existing development and there are insufficient facilities and services locally to support an expanded community. It is not considered as a suitable location for new residential development.

By virtue of the physical relationship of the site with the Bank Burn it is recognised as being potentially at risk of flooding.

There is complex hydrology in and around this site, including a number of culverted watercourses, and a possibility that development could lead to flood risk, both on and off the site.

In terms of waste water treatment the site is served by the AVSE PFI East Calder waste water treatment works where there is insufficient capacity.

There are education capacity constraints within the area which prevent development of this site and there is consequently no Education support.

The site contains significant areas of broadleaved woodland and semi natural woodland which could be adversely affected by new built development.

The site is environmentally sensitive, providing habitat for great crested newts, a protected species, and is potentially part of a wider Pumpherston metapopulation.

Broxburn Primary/Broxburn Academy, St Pauls/St Margarets Academy

Consultation Responses**Current Status****Proposed Use**

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
- Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
- In reference to noise, in order to protect the amenity of neighbouring developments or future occupiers the issue of aircraft noise should be considered on this site at the outset and the impact of noise within a residential property or associated amenity space is considered from all potential sources. Detailed building design, layout and noise mitigation may address potential aviation noise from within potential residential properties. The proximity of the airport will influence the height and form of buildings and the landscaping within developments.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
- Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

03-May-12 Existing facility: Strathbrock Partnership Centre/Craigshill Health Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues, however, a review of facilities would be required to identify any particular issues.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main upgrades will be required. A water impact assessment (WIA) would be required.

In terms of waste water treatment the nearest plant is the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 A Flood Risk Assessment and Drainage Assessment are both required for this site as development of this site will increase flood risk potential out with this site and there are a number of the watercourses are also culverted and it should be investigated as to whether the culvert can be opened up on the condition that it does not increase the risk of flooding to neighbouring areas. No development should occur on top of the culvert in line with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' guidance. There a number of small watercourses located within the development site and the main source of flooding likely to be from the Bank Burn which flows along the western boundary of the development site. Development will increase flood risk potential out with the site.

SEPA - Water Environment

14-Mar-12 The nearest water body of significance is the River Almond (Breich Water confluence to Maitland Bridge). The Bank Burn traverses the west of the site. There are also water bodies on the site and the River Almond would be within 50m of the site to the south. A minimum 6m buffer is required from any development in the site to undesignated water bodies and watercourses within the site. There are no restoration opportunities.

SNH

14-Feb-12 Great crested newt record from western boundary. Potentially part of wider Pumpherston metapopulation. Existing field boundaries the obvious focus for green infrastructure and links to surrounding woodland and the Country Park. May also form the basis of mitigation for GCN if that is required.

Transport Scotland

19-Sep-11 There are numerous sites that could have the potential to impact upon the M8 Junctions 3 and 4. A cumulative appraisal of any potential impact at these junctions should be undertaken. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified. Development of the site could potentially on Junction 3 of the M8.

WLC Contaminated Land

30-Jan-12 Presence of contamination depends on the nature of agricultural use. Phase 1 study likely to be required.

WLC Economic Property Development

21-Jun-12 The site may have merit for use classes 4, 5 or 6 provided there is no adverse effect on the ability to bring forward established sites.

WLC Education

09-Jul-12 No Education capacity - capacity issues at existing schools.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment and Drainage Assessment are required. There are historic and difficult issues of flooding from road to the north with run off north to south. There is complex drainage in this area and flooding also occurs west to east towards Almondell and there are agricultural land drainage issues also particularly conveying to out with the site.

This site is quite wet and there is a history of contact with the existing landowners because of their failure to adequately maintain drainage ditches etc. impacting on upstream properties and septic tank drainage in particular. Parts of the site are shown on the flood hazard maps to be at risk of flooding. The developer will be expected to carry out a flood risk assessment to determine the extent of the site capable of being developed. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Multiple access points required onto Drumshoreland Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site, though features have been identified in the landscape immediately surrounding it. While the majority of these relate to the former industrial use of the landscape, cropmarks have been identified from the vicinity of Pumpherston farm, to the west, which would suggest some potential for buried material to survive in the vicinity. On the 1st edition, the area was depicted as largely undeveloped, and was split between the northern section, which was shown as being under trees, and the southern, which was open farmland. A curling pond was shown close to the eastern boundary of the plot, and part of this pond may extend within it. The pond did not appear on the 2nd edition, though a farmstead named Clapperton Hall was shown towards the centre of the plot, at NGR 308640, 669341. This settlement was also shown on the 3rd edition, and also appears on modern OS maps of the area, immediately to the south of one of the large poultry sheds that are dotted across the plot. While the areas occupied by these sheds are unlikely to retain much potential to produce buried archaeological deposits, the majority of the rest of the area does not appear to have been substantially affected by modern development, meaning that it retains some potential to produce material relating to earlier phases of occupation.

MR W AITKEN

03 July 2014

Residential use (site area 10ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

3.1

Development site in part may be appropriate as a logical minor extension to the south side of Linlithgow and will have minimal impact on the present AGLV or candidate Special Landscape Area as identified in the draft West Lothian Local Landscape Review.

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance on a smaller part of the site than has been submitted with the original EOI.

In respect of the remainder of the site, this lies within the Bathgate Hills AGLV and also within a candidate Special Landscape Area as proposed in the West Lothian Local Landscape Designation Review. Development of part of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and there are other more suitable sites available for development. Development of the whole site would constitute an intrusive physical expansion of Linlithgow, well beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

There will also be an education constraint on the site if all the site were to be developed.

Linlithgow Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
The site lies in close proximity to the Union Canal. One of the key characteristics of the Union Canal is the alternation between rural and urban settings, and increased development along the rural sections of the canal has the potential to lead to a cumulative erosion of that character. Additionally, such development may bring pressure for supplementary crossings, which could potentially have adverse direct and/or indirect impacts on the scheduled canal. We request that you give these points consideration when assessing the suitability of proposed sites close to the canal.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required. There is a reservoir on site which is not a Scottish Water asset.

In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required

SEPA - Flooding

14-Mar-12 There is a requirement for a Flood Risk Assessment (FRA) for this site. Development will increase flood risk potential out with this site. Flooding along the Mains Burn recorded in 1998 and surface water issues recorded nearby in 2001 and 2008. Union Canal flows adjacent to development site and we would recommend contact is made with British Waterways to establish whether there is a risk of / Formal Flood Defences Present : Formal scheme present upstream of development site. Designed to a 1:200 year event. It is unclear what protection (if any) is provided to the allocation site. / Comments : The FRA is required which assesses the flood risk from the Preston Burn/Mains Burn and the reservoir on site. Due to steep topography located to the north of the allocation, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented.

SEPA - Water Environment

14-Mar-12 There is no requirement for a buffer strip and there are no restoration opportunities. There is no significant water body to the site.

SNH

14-Feb-12 A biodiversity assessment is required for this site, given its rural location and there are protected species in the locality. Little interest within the site to build on for delivery of green infrastructure but surroundings offer good opportunities for links.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Presence of contamination depends on the nature of agricultural use. Phase 1 study likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education capacity nif the whole site was developed - capacity issues at existing schools. No capacity at Low Port and issues at Linlithgow Academy for larger scale development. Smaller scale development might be more favourable on the site.

WLC Environmental Health

19-Jun-12 Potential Air Quality impact from increased traffic in Linlithgow.

WLC Flood Risk Assessment

05-Dec-13 A Flood Risk Assessment for this site is required. There are issues of flooding associated with Donaldson's and would drain to the canal (involves cost).

This site is particularly steep. Runoff from the site currently drains to the Preston Burn and Mains Burn where defences have been constructed. The site doesn't drain to the loch but the issue of wastewater and available sewer capacity still has the potential to cause an increase in the number of spills from the loch CSO so considerable caution is urged about bringing forward this site. There is scope for surface water to be directed to the Union Canal which would be ideal. From recollection of this site there is a small reservoir structure on the site. Consideration would need to be given as to how this would be dealt with. The usual attenuation and treatment of runoff criteria would apply.

Update 05/12/13 - There is a history of flooding in this part of the town. The site is NOT part of the Linlithgow Loch Catchment area. There is the potential for some development and opportunity for the developer to address issues.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Possible access off Deanburn Road but capacity issues off cul de sac and secondary access required; site within bus access; emergency access required. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is located immediately to the south-east of a section of the Union Canal, which is legally protected as a scheduled monument. The plot is also located to the west of the reputed site of the Fountainhead of the Linlithgow Palace Well, located to the north of Donaldson's College. However, this is unlikely to be affected by development within the site. The site also lies to the north of the category A-listed Preston House. The plot was depicted as largely undeveloped on the 1st edition OS map. By the time of the 2nd edition, a square reservoir was depicted towards the centre of the plot, and this feature also appears on modern OS maps of the area. Other than this, the site appears to have been undisturbed by modern development over the last 150 years, meaning that it retains some potential to produce buried deposits associated with earlier phases of activity.

EOI-0169

Not Preferred

Land adjacent to Pumpherston Road, Mid Calder

Status

Current

SHEENA BORTHWICK-TOOMEY

26 March 2014

Residential use

Yes **Prime Quality Agric Land**

Conclusions:

Greenfield

Class Description

2

Pumpherston Road
EOI-0169

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and the development of brownfield land.

The site lies within an AGLV and is visually sensitive, serving as an attractive backdrop to the village/town.

Development of this site would constitute an intrusive physical expansion of Midcalder, well beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive. The site contains significant areas of deciduous woodland which contribute to the character of the conservation area and which could be adversely affected by new built development.

The majority of the site is at medium to high risk of flooding, as confirmed by flood risk mapping and anecdotal evidence.

There is insufficient capacity at AVSE PFI East Calder waste water treatment works and the site lies within a medium to high flood risk area.

There are education capacity constraints within the area which prevent development of this site and there is consequently no Education support.

The site lies in close proximity to where previous archaeological remains have been found and is potentially sensitive in this regard.

East Calder Primary/West Calder High, St Pauls/St Margarets Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
- Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
- Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

03-May-12 Mid Calder feeds into Craigshill, Livingston and East Calder.

Existing facility: East Calder Medical Practice/Craigshill Health Centre

East Calder currently has no capacity and needs to be replaced. However, it is understood that the core development area (CDA) at Calderwood is to provide for a new neighbourhood centre where health facilities could be accommodated subject to further discussion.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues, however, a review of facilities would be required to identify any particular issues.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 The majority of the site is at medium to high risk of flooding and therefore a Flood Risk Assessment is required. The site rises sharply along the eastern boundary of the development site hence why this areas is shown to be outwith the risk of flooding as shown on the Indicative River and Coastal Flood Map (Scotland). There is also a footbridge located at the downstream extent of the development site which would impact flood levels (the Indicative River and Coastal Flood Map (Scotland) has not taken structures into account when estimating flood risk). We have recommended removal of this allocation from the plan. A detailed flood risk assessment would have to be completed prior to the completion of the plan to show that this site is developable to enable SEPA to review its position. Completion of such a report may only serve to show that this site is undevelopable. The Linhouse Water traverses the west of the site.

SEPA - Water Environment

14-Mar-12 There is no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No relevant records. Proposed upgrades to access and regeneration/management of woodland surrounding the site are positive measures and would likely be a positive contribution to maintaining/securing green infrastructure/CSGN in this area.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 The site lies adjacent to a former shale mine and a gas works. The Linhouse Water was re-routed along the edge of the site sometime in the mid-20th century. Depending on how this was carried out, this could have created areas of infilled or upfilled land which could impact upon development. A Phase 1 report will be required in the first instance.

WLC Economic Property Development

21-Jun-12 The site may have merit for use classes 4, 5 or 6 provided there is no adverse effect on the ability to bring forward established sites.

WLC Education

09-Jul-12 No Education capacity - capacity issues at existing schools.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 This site cannot be supported from the flood risk management perspective. Both the flood hazard maps and a previous detailed flood risk assessment commissioned by the landowner underline this.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via existing onto the B7015. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. It is located to the east of the area of increased archaeological sensitivity associated with the historic core of Mid Calder. However, the Ordnance Survey Object Name Book of 1853 records that 'a considerable number of human bones was found some years ago when making improvements on the W side of Broompark farmhouse'. This is confirmed by an entry in the Gentleman's Magazine of 1844, which records that 'a great number of cists, made of stone slabs taken from the river, were found a few feet below the surface of the ground when clearing away earth from an old barnyard on Broompark farm. When the cover-stones were removed, the skeletons were found to be well-preserved, but no other relics were found.' Although the grid reference provided for this site falls around 100m east of the plot, there is clearly some potential for similar material to be present.

STIRLING DEVELOPMENTS

09 July 2014

Residential use (site area 17.6ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

The site is currently not allocated for development in the West Lothian Local Plan. While priority is ordinarily to be given to development of brownfield land, there is recognition that there is not enough brownfield land to meet the requirements of the Strategic Development Plan and a greenfield release is supported in this particular instance in order to provide for a partial bypass at Wilkieston. Any development would be contained south of the new access road to be constructed from the A71 to the B7030.

The site lies within an ASAI but its loss to agricultural production is considered to be acceptable.

Flood hazard maps suggest a risk of flooding from out of bank flows in the burn at the north boundary of the site and a Flood Risk Assessment is required. It is likely that set back from the watercourse will also be required to protect the inundation zone.

In terms of waste water treatment the site is served by the LINBURN waste water treatment works (WWTW) where there is insufficient capacity. A solution to this infrastructure constraint would be required to allow development.

East Calder Primary/West Calder High, St Pauls/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the core development area (CDA) at Calderwood is to provide for a new neighbourhood centre where health facilities could be accommodated subject to further discussion.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the LINBURN waste water treatment works (WWTW) where there is insufficient capacity. The site is close to the WWTW.

SEPA - Flooding

14-Mar-12 SEPA have requested a Flood Risk Assessment and provision of a legible topographic survey may suffice to understand the risk of flooding. Details of downstream culvert would also have to be provided and the development of this site could introduce a potential flood risk out with this site. A topographic survey has been provided alongside supporting documents which shows that the site rises up away from small watercourse which could mean surface water run off to the site from land above it.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance is the Gogar Burn (Source to Union Canal) but this is some distance from the site of 450m. There are no restoration opportunities and there would be a 6m stand off required from any development to the drain at the northern end of the site

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns - capacity issues at existing schools particularly St Pauls Primary School given scale of development committed. New school required. Possible small scale development?

WLC Environmental Health

19-Jun-12 Impact on existing private sewers/tanks.

WLC Flood Risk Assessment

15-Feb-12 A Flood Risk Assessment is required. No apparent significant issues however; but drainage issues expected with land although these should not be significant.

The flood hazard maps suggest a risk of flooding from out of bank flows in the burn at the north boundary of the site requiring a flood risk assessment and considerable set back to protect the inundation zone.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 New access as part of approved Calderwood Core Development Area master plan. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of Community Recycling Centre sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. The site was depicted as being open farmland on the 1st and 2nd edition OS maps, and current maps and aerial photographs suggest that it has not been substantially affected by modern development over the last 150 years, suggesting that it may retain some potential to produce buried deposits associated with earlier phases of occupation.

STIRLING DEVELOPMENTS

25 November 2013

Residential use, approximately 330 houses (site area 6ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

The site lies within an area designated as countryside belt. The site is remote from existing amenities and does not contribute to sustainable patterns of development.

There is no education capacity to support development of the site.

There are infrastructure issues affecting this site.

East Calder Primary/West Calder High, St Pauls/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

NHS - Lothian

03-May-12 Existing facility: East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the core development area (CDA) at Calderwood is to provide for a new neighbourhood centre where health facilities could be accommodated subject to further discussion.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the CAMPS SEP where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment for this site and also recommend water resilient measures. There is a record of surface water flooding to road to west of development site. We hold no additional information and recommend contact with flood prevention officer at the council. Small watercourse flows along northern and eastern boundary and recommend that an assessment is carried out. The watercourse may be culverted which should be assessed and where possible opened up. Incorporation of mitigation measures to eliminate the risk of flooding from surface water flooding is also required. These mitigation measures should not increase the risk of flooding to neighbouring areas.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is the Gogar Burn (Source to Union Canal) which lies 350m to the south at its nearest point. There would be a requirement for a 6m buffer from any development on the site from the drain to the north of the site. There are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education capacity - capacity issues at existing schools given scale of development committed. Site allocation premature.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this site as there area drainage issues and pumping of sewage septic tanks at north side of the village. There is a set back development from the Gogar Burn. Some flood risk from burn/drain to the north, so set back also required. (All Wilkieston Sites may be linked to East Calder sewage work, which may have pumping issues).

This site on land forming part of Overshiel Farm is at risk of flooding. This is underlined by the flood hazard maps and detailed knowledge from a previous event. The cause of the flooding relates to a series of culverted watercourses through the site which are both expected to compromise the development potential of this site and one is at a depth where considerable geotechnical problems can be expected. If these issues can be successfully over come the usual treatment and attenuation criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access onto B7015. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this sitet, though it does contain Coxydene farm. Coxydene was shown as 'Cocksey Den' on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that occupation on the site pre-dates the period of widespread agricultural improvement in the late 18th and early 19th centuries. Other than this farm, the plot was depicted as open fields on the 1st and 2nd edition OS maps. Current maps and aerial photographs suggest that it has not been substantially affected by modern development, meaning that it would retain some potential to produce buried deposits relating to earlier phases of occupation.

STIRLING DEVELOPMENTS

26 March 2014

Residential use (site area 4.2ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

Development of the site for housing is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for housing development.

There is insufficient infrastructure available to support development of this site for housing and there are education capacity constraints within the area which prevent development.

The site does however lend itself for development as a 'park and ride' car park to serve Kirknewton Railway Station, in that it lies immediately south of the site and land is safeguarded for a park and ride in this location within the adopted West Lothian Local Plan. The site is relatively flat in nature and with appropriate structural landscaping development could be accommodated within the landscape without being significantly visually intrusive.

St Pauls/St Margarets Academy, Kirknewton/Balerno Community High

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 10m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the core development area (CDA) at Calderwood is to provide for a new neighbourhood centre where health facilities could be accommodated subject to further discussion.

The Kirknewton population is also served by East Calder with some people going to Ratho. There is a need to clarify practice boundaries in this regard but Ratho is considered to have poor facilities in any event.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

14-Mar-12 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site or water resilient measures.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is the Gogar Burn (Source to Union Canal) that lies 350m west from the site at its nearest point. There is no requirement for any buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records. Opportunity to create green infrastructure, with emphasis on access, on field boundary to create link to dismantled railway and wider path links?

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Adjacent to former railway land. Phase 1 report will be required in the first instance.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education capacity - capacity issues at existing schools given scale of development committed.

WLC Environmental Health

19-Jun-12 Potential noise from trains.

WLC Flood Risk Assessment

29-Oct-13 No issues or complexity. There is a pocket at the south-east corner of this site that appears to be susceptible to pluvial flooding. There is little doubt that this should be capable of being eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access as per approved master plan. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. The site was shown as open ground on the 1st and 2nd edition OS maps, though the 2nd edition did show a small quarry at the NE corner of the plot. Current maps and aerial photographs suggest that it has not been substantially affected by modern development, meaning that it would retain some potential to produce buried deposits relating to earlier phases of occupation.

PROPERTY MANAGEMENT AND DEVEL

18 November 2013

Residential/mixed use/town centre uses (site area 2.284ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan.

The proposal is supported as infill development within the settlement envelope and contributes towards the council's next phase of the council house build programme.

Bankton Primary/James Young High (The), St Ninians/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

- 14-Mar-12 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site or any flood resilient measures.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance is the River Almond (Breich Water confluence to Maitland Bridge) that lies 450m north of the site. There is also the Dedridge Burn that lies within 30 of the eastern boundary of the site. There is no requirement for a buffer strip and there are also no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

30-Jan-12 Car parking and former demolition site. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 Support mixed use development.

WLC Education

09-Jul-12 Education support.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 Site assessed previously for draft planning brief. Flooding from Kenilworth can be overcome. There is no requirement for a Flood Risk Assessment however developers are advised that there is a history of flooding associated with the flow of surface water from Kenilworth Rise to the south of the site into the underpass beneath Dedridge East Road and onto the site of the former Lammermuir House. Developers will be required to have regard to this and mitigate the risk of flooding by routing this back to the watercourse.

There is some susceptibility to pluvial flooding caused by runoff from higher ground flowing on the remote footpath networks into the site. It should be possible to eliminate this issue through effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to play provision of 400m² would be required. Landscaping should be sensitive and appropriate for the location.

WLC Transportation

27-Nov-13 Access via existing at Owen Square and Morris Square. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site which contains a number of large modern office buildings and associated car-parks. Although the area was shown as being undeveloped on 1st and 2nd edition OS maps, the large amounts of ground disturbance associated with these modern developments means that there is a low potential for archaeological material to survive.

PROPERTY MANAGEMENT AND DEVEL

08 July 2014

Residential use/business use (site area 15.61ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site is considered appropriate for employment uses only (not residential use) and will contribute towards the employment land supply. There are education capacity issues in any case.

The proposal is supported as infill development within the settlement envelope.

The Strategic Development Plan (SDP) for Edinburgh and South East Scotland supports development within the core development areas. The site is within an identified core development area.

Livingston Village Primary/Inveralmond Community High, Our Lady of Lourdes/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Residential / business use allocation 0173 (Toll Roundabout, Livingston) encroaches on the consultation zone associated with the ICI Wilton / Grangemouth Ethylene Pipeline MAHP operated by Ineos / Sabic (HSE Ref: 6904).

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

* Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group

* Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice

* Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre

* Dedridge - Existing facility : Dedridge Health Centre

* Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre

* Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the LIVINGSTON waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 SEPA require the submission of a Flood Risk Assessment for this site and development of this site will increase flood potential out with this site. The Flood Risk Assessment is required that assesses flood risk from the River Almond that flows to the south of the site. There will likely be development constraints in the southern portion of the site.

SEPA - Water Environment

14-Mar-12 The nearest water body is the River Almond (Breich Water confluence to Maitland Bridge) that lies close to the souther boundary of this site, within 10m. There is no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records. Protected species recorded within 100m of the site, so therefore a biodiversity assessment is required for this site.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

30-Jul-13 Site suitable for employment uses.

WLC Education

09-Jul-12 No Education support - site remote from schools raising access issues, underpass required. Within Seafield catchment where there are issues.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this site. Issues of agricultural run off. Stand off required to river Almond at Almond Pools. Issue locally of flooding from previously mining land as mines flood over time.

The southern tip of this site is susceptible to fluvial flooding and development will not be possible on that part of the functional flood plain. A flood risk assessment will be required to determine the extent of land otherwise available for development. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards.

WLC Transportation

27-Nov-13 New access required onto A705. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. Long Livingston was shown on Roy's Military Survey of Scotland, conducted in the period 1747-55, on which it was depicted as a more extensive settlement than the single farm that appears on modern maps. The site itself was shown as open fields on the 1st, 2nd and 3rd edition OS maps, and current maps and aerial photographs suggest that it has not been substantially affected by modern development such as the creation of the Almond Pool or the adjacent water treatment works. As such, it has the potential to produce buried deposits relating to earlier phases of occupation.

Bankton Playing Fields - Murieston West, Livingston

Status

Withdrawn

PROPERTY MANAGEMENT AND DEVEL

08 July 2014

Residential use, circa 119 units (site area 3.3ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

This site was withdrawn by Council Executive on 28 June 2011 from process of considering sites for allocation in the LDP. The site is protected open space in adopted WLLP and also part of the Livingston Blue and Green Network Project.

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

18-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

01-Mar-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the EAST CALDER AVSE PFI waste water treatment works (WWTW) where there is limited capacity.

A 150mm surface water pipe crosses the site.

SEPA - Flooding

14-Mar-12 The site will require the submission of a Flood Risk Assessment which assesses the flood risk from the Dedridge Burn which is shown to be culverted through the middle of the site. We would highlight Planning Advice Note 69 which states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active". Site may be constrained due to flood risk. Development of this site will increase flood risk potential out with this site

SEPA - Water Environment

05-Jul-13 There is no requirement for any buffer strip and there are no restoration opportunities.

SNH

30-Apr-13 Site appears to have low natural heritage value. Opportunity to integrate into existing path network.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education capacity issues.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment is required for this site. Dedridge Burn runs beneath the site i.e. it is culverted. Flooding and drainage issues throughout the site. Also issue of large scale funding by council etc into Dedridge Burn green and blue network in this area.

WLC NETS and Land Services

26-Jul-13 This is the Eastern side of Bankton Mains District Park and should therefore not be considered for housing.

WLC Transportation

12-Apr-13 See Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 No sites have been recorded from within this plot. It was depicted as undeveloped ground on the 1st and 2nd edition OS maps, with the exception of a number of field boundaries and the Dedridge Burn, which was shown running WSW ESE across the centre of the site. It is apparent that there will have been a degree of landscaping around the northern and western edges associated with construction of the Crofthead interchange, and it is possible that there may have been a certain amount of terracing relating to its current use as playing fields. However, the majority of the site does not appear to have been substantially affected by modern development, meaning that there may be some potential for buried deposits to survive relating to earlier phases of development.

EOI-0175

Preferred

Carledubs, Uphall

Status

Current

PROPERTY MANAGEMENT AND DEVEL

07 July 2014

Residential use, circa 117 units (site area 3.247ha)

No **Prime Quality Agric Land**

Conclusions:

Greenfield

Class Description

UPHALL

Carledubs
EOI-0175

PREFERRED

While priority is ordinarily to be given to development of brownfield land, there is recognition that there is not enough brownfield land to meet the requirements of the Strategic Development Plan and a greenfield release is supported in this particular instance as the site provides a natural infill between the existing residential areas.

The site contributes to the next phase of the council house build programme.

Planning guidelines have been prepared to facilitate residential development.

The scheduled monument Newbigging Craig is located within this site and development has the potential to disrupt the key views and topographical relationship with the landscape, particularly to the south of the monument, unless carefully controlled. Adverse impacts should be mitigated through the requirements of the planning guidelines.

Though the flood hazard maps suggest no risk of flooding on the site there is a history of flooding in this area which is believed to be caused by rising groundwater in mine workings and compacted ground conditions. The site also includes an existing retrofit sustainable drainage systems designed to intercept, treat and attenuate runoff from agricultural land which used to flood the adjacent housing development.

In view of the complex drainage situation a DIA will be required and it is anticipated that a very high-spec SUDS system will be necessary.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.

There are know education constraints which will have to be observed and managed.

Uphall Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
- Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 The scheduled monument Newbigging Craig, settlement 350m SSW of (SM6201) is located within this site. This monument is a settlement, comprised of at least three roundhouses and aerial photographs show also at least two linear features, possibly field boundaries associated with this settlement. The settlement probably dates to sometime in the 1st millennium bc or 1st millennium ad. The monument is located on rising ground with limited views north due to topography. It lies on a gently sloping south-facing hillside commanding extensive views to the S and SE. The site is located to take advantage of the southern facing slopes and this is a key aspect of the site. Views eastwards are limited and compromised by the presence of shale bings near Greendykes and a power line which crosses the field. Development of this site has the potential to disrupt the key views and topographical relationship with the landscape, particularly to the south of the monument. Adverse impacts could potentially be mitigated through the use of a site specific development brief.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
- Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water mains extensions may be required. The top end of the site could have issue with pressure as it is higher than the mains it would be fed from.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 There is no requirement for a Flood Risk Assessment for this site. There is a record of surface water flooding by West Lothian Council within the vicinity of the development site. SEPA hold no additional information and recommend contact with flood prevention officer at the council. SEPA recommend water resilient mitigation measures be introduced to eliminate the risk of flooding from surface water flooding to the site. These should not increase the risk of flooding to neighbouring areas and development of this site should not increase the risk of flooding out with the site.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance is the Brox Burn (by Wester Tratraven to Ryal Burn confluence), which lies some 560m to the south of the site at its nearest point. There is no buffer strip required and there are no restoration opportunities.

SNH

14-Feb-12 No records. The site appears to host a wet area that could form the basis of SUDS and associated green infrastructure.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns - Kirkhill Primary School catchment but would prefer if in Uphall Primary School catchment, only supportive of development in the southern part of the sites as a result.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 Scottish Water system to the south. There is an issues of historic mining causing problems of water quality and flooding in Uphall generally. A study for the north end of Uphall is being considered. This site includes swales, picking up drainage ditches north/south through the site but careful consideration of SUDs/flooding is required.

This is a steep site and development is a concern. Though the flood hazard maps suggest no risk of flooding on the site there is a history of flooding in this area which is believed to be caused by rising groundwater in mine workings and compacted ground conditions. There is a history of flooding across the site and as a result of runoff from it. There are flood mitigation measures already on the site and surface and wastewater infrastructure down Wyndford Avenue. Development may change the time of concentration and may increase the risk of flooding to development off site at a lower level. The cumulative impact of additional development in Broxburn is a significant concern and risk. A flood protection scheme has been constructed in some susceptible parts of the town though not all. The design standard of the scheme will be undermined by continued development in what is already an over-developed catchment. A very high-spec SUDS system would be required if development of this were to be forced through.

The site also includes an existing retrofit sustainable drainage systems designed to intercept, treat and attenuate runoff from agricultural land which used to flood the adjacent housing development.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

12-Apr-13 Access options via Fivestanks Place, Douglas Wynd and Craigseaton/Whinrig. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site appears to share boundaries with a number of others, including EOI-0087, EOI-0143 and EOI-0144, and as such, shares many of the issues identified in relation to these. The most obvious of these is the proximity of the plot to the unenclosed prehistoric settlement and field system at Carledubs, which is legally-protected as a scheduled monument. While site EOI-0175 does not extend into the scheduled area, it is located immediately to the SE of it, and there is some potential for associated but unscheduled material to extend into the site. In addition, national planning policy stresses the need to preserve scheduled sites within an appropriate setting, meaning that consideration would need to be given to the effect of any subsequent application on the setting of the site.

PROPERTY MANAGEMENT AND DEVEL

08 July 2014

Residential use (site area 0.77ha) circa 28 units

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Site previously withdrawn from process by Council Executive on 28 June 2011, but is now being promoted by the council for phase 3 council house build project with planning guidelines produced.

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance.

The site contributes towards the council's next phase of the council house build programme and is supported as infill development within the settlement envelope.

Deans Primary/Deans Community High, St John Ogilvie/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 10m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 04-Nov-13 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the EAST CALDER AVSE PFI waste water treatment works (WWTW) where there is limited capacity.

A 150mm water pipe crosses the site and surface water and foul pipes border the site.

SEPA - Flooding

- 14-Mar-12 A Flood Risk Assessment is required for this site. Surface water issues were recorded nearby in 2007, 2008 and 2009. The Nell Burn is culverted to the northeast of the site and flows in an open channel to the east of the site. The OS map indicates a sufficient height difference between the site and the watercourse.
-

SEPA - Water Environment

- 05-Jul-13 There is no requirement for any buffer strip and there are no restoration opportunities and there are no other comments.
-

SNH

- 30-Apr-13 Opportunity to maintain existing path connections through site.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

Update at 25 June 2013 - Site approved by Council Executive 25 June 2013 as contributing to the council house build programme.

WLC Education

23-May-13 Hall and classroom extension may be required at St John Ogilvies Primary School.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment is required for this site. The Nell Burn is culverted to the northeast of the site and flows in an open channel to the east of the site.

WLC NETS and Land Services

26-Jul-13 From an Open Space Strategy perspective, this area of Deans is served by Central Recreation Area Local Park to the West so at least some of this area could be considered for the appropriate density of council housing. However, should this area be developed for housing then we need to secure adequate funding to improve the quality, accessibility and design of Central Recreation Area Local Park. Also need to assess if traffic calming is required on Nellburn so that park users can safely access Central Recreation Area Park.

WLC Transportation

27-Nov-13 Access will require to accord with draft planning guidelines being prepared for the next phase of council house build on the site. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 No sites have been recorded from within this small plot, located to the north of Huntly Avenue. It was depicted as largely undeveloped on early OS map editions, with the exception of a shelter belt running across the northern portion of the site. It does not appear to have been substantially affected by modern disturbance, suggesting that there may be some potential for buried deposits relating to earlier phases of development to survive, though it would be necessary to determine the extent to which the services for the surrounding housing may have affected this.

Field east of former Travelling Peoples Site, Hardhill

Status

Withdrawn

PROPERTY MANAGEMENT AND DEVEL

25 November 2013

Residential use, circa 72 units (site area 2ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The site is remote from existing facilities.

There is no education capacity available to support development of the site.

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Bathgate Primary Care Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

01-Mar-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 There is no requirements for either a Flood Risk Assessment or Drainage Assessment for the site. There are no requirements for water resilient measures recommended.

SEPA - Water Environment

05-Jul-13 There is an unnamed watercourse to south of site - no concerns if outwith site boundary. The watercourse forms part of the boundary and a 6m buffer is required to this from any development. Foul effluent from these proposals should be directed to the foul sewer and scottish water treatment works either at Bathgate or Armadale. Confirmation from SW that there is capacity would be required. SUDS should be installed for the surface water discharge for any and or all of the proposals at Hardhills.

SNH

30-Apr-13 Site appears to fall within (or adjacent to) EOI-0127. Within a wider context, if EOI-0127 is allocated and built out, this site could have continuity with CDA and associated services. Site is bounded by what appears to be fairly mature, but largely unmanaged woodland. Nevertheless this provides scope for the setting of the site and the basis of multi-function green network, e.g. paths west to CDA, train station, etc.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 Site formerly occupied by mining spoil. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

23-May-13 School capacity issues.

WLC Environmental Health

04-Apr-13 Potential mitigation required at north boundary for industrial noise.

WLC Flood Risk Assessment

18-Jan-13 No particular problems.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Existing access to former travelling persons' site onto the B708 via existing access point. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 This general area has already been discussed above, in relation to plots EOI-0146 and EOI-0150. Specifically in relation to this plot, it is apparent that much of its area is likely to have been subject to substantial levels of previous disturbance. Although shown as undeveloped on the 1st edition, the 2nd and 3rd edition OS maps showed a large area of dumping extending from the south-western corner of the plot to encompass approximately half of its total area. It is unlikely that this section of the plot will have much potential to produce earlier material, and it is possible that the remaining portion may be of too limited a size to raise a substantive archaeological issue.

Former Travelling Peoples Site, Hardhill Road, Bathg

Status

Withdrawn

PROPERTY MANAGEMENT AND DEVEL

25 November 2013

Residential use, circa 36 units (site area 1ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is remote from existing facilities.

There is no education capacity available to support development of the site.

Development is constrained by the existence of a gas pipeline to the west of the site.

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Bathgate Primary Care Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

01-Mar-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the BATHGATE waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for the site. There is no requirement for any water resilient measures.

SEPA - Water Environment

05-Jul-13 There is an unnamed watercourse to south of site - no concerns if outwith site boundary. The watercourse forms part of the boundary and a 6m buffer is required to this from any development. Foul effluent from these proposals should be directed to the foul sewer and scottish water treatment works either at Bathgate or Armadale. Confirmation from SW that there is capacity would be required. SUDS should be installed for the surface water discharge for any and or all of the proposals at Hardhills.

SNH

30-Apr-13 As per comments on EOI-0146 and EOI-0177.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 Site formerly occupied by mining spoil. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

23-May-13 School capacity issues.

WLC Environmental Health

04-Apr-13 Potential mitigation required at north boundary for industrial noise.

WLC Flood Risk Assessment

18-Jan-13 No particular problems.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Existing access onto the B708 via existing access point. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 This plot represents a sub-section of EOI-0146, discussed above. Plot EOI-0178 appears to be more tightly focussed on the section of ground likely to have been affected by construction of the existing buildings and infrastructure of the traveller's site, and as a result, this proposal would not appear to raise a significant archaeological issue.

PROPERTY MANAGEMENT AND DEVEL

19 November 2013

Residential use, circa 237 units (site area 6.6ha)

No Prime Quality Agric Land

Conclusions:

Mixed

Class Description

The site was originally promoted by the council for residential use. However, it is likely that the Deans Community High School will now have to be extended, therefore its is intended to safeguard the site for a possible school extension.

The site is within the settlement envelope of Livingston and is also partially brownfield.

Meldrum Primary/Deans Community High, St John Ogilvie/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water mains extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

14-Mar-12 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site. There have been surface water issues recorded nearby in 2007, 2008, and 2009. There is also no requirement for water resilient measures recommended. Development of this site will not increase any flood risk potential out with this site also.

SEPA - Water Environment

14-Mar-12 There is no significant water body nearby the site and there is no buffer strip required or any restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. Car Park on site. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - contributions required for denominational secondary school and St John Ogilvies Primary School. Site now promoted however for possible extension to Deans CHS.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 This site is at risk of pluvial flooding caused by runoff from higher ground. It ought to be possible to minimise this problem through effective engineering though that will depend on Scottish water accepting land drainage which is currently contrary to its policies. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to fully equipped play area 2500 m2 and kick pitch equivalence of 1300m2 would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Use existing access. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. Although the area is shown as undeveloped on historic OS maps, construction of the school and its associated landscaping is likely to have required substantial amounts of earth-moving, meaning that there is a low potential for archaeological material to have survived.

PROPERTY MANAGEMENT AND DEVEL

08 July 2014

Residential use,circa 11 units (site area 0.32ha)

No **Prime Quality Agric Land****Conclusions:**

Greenfield

Class Description

This site was previously withdrawn by the Council Executive on 28 June 2011, but the site is now being promoted for development.

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance.

The site contributes towards the council's next phase of the council house build programme and is supported as infill development within the settlement envelope.

Deans Primary/Deans Community High, St John Ogilvie/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.
- Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
- Any development is likely to be restricted to 10m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 04-Nov-13 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the EAST CALDER AVSE PFI waste water treatment works (WWTW) where there is limited capacity.

A 450mm vitrified clay surface water pipe transects the Eastern edge of the site curtilage along with vitrified clay foul sewer pipes in the North Easter quadrant of the site.

Should the site layout require dwellings or structures to be built over this infrastructure, or require heavy plant or site access to cross it, the developer should contact Scottish Water (Customer Connections) to discuss what protective measures or possible re-routing of such infrastructure to be carried out by the developer prior to any development taking place.

SEPA - Flooding

- 14-Mar-12 There a requirement for a Flood Risk Assessment for this site but not for a Drainage Assessment for this site. There are also no Water Resilient Measures recommended for this site.
-

SEPA - Water Environment

- 14-Mar-13 No comments.
-

SNH

- 30-Apr-13 No comments.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

Update at 25 June 2013 - Site approved by Council Executive 25 June 2013 as contributing to the council house build programme.

WLC Education

23-May-13 Hall and classroom extension may be required at St John Ogilvie's Primary School.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment is required for this site.

WLC NETS and Land Services

26-Jul-13 From an OSS perspective, this area of Deans is served by Central Recreation Area Local Park to the South so at least some of this area could be considered for the appropriate density and design of housing. Should this area be developed for housing then we need to secure adequate funding to improve the quality, accessibility and design of Central Recreation Area Local Park.

WLC Transportation

12-Apr-13 Access will require to accord with draft planning guidelines being prepared for the next phase of council house build on the site. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

09-Jul-13 This site was shown as undeveloped ground on early OS maps, with the exception of a shelter belt running across its western end. It is also shown as undeveloped on modern OS maps, meaning that there may be some potential for buried deposits associated with earlier phases of occupation to survive, though the limited size of the plot and the fact that there has been large-scale development in the surrounding area is likely to reduce this substantially.

PROPERTY MANAGEMENT AND DEVEL

12 December 2013

To permit class 2 uses (as well as the established class 4 use) from the adopted WLLP allocation ELv39 (site area 7.3ha)

No **Prime Quality Agric Land****Conclusions:**

Brownfield

Class Description

The site is allocated for development in the West Lothian Local Plan and contributes towards to established employment land supply for West Lothian.

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site contributes towards this.

The site has an approved planning brief.

Bankton Primary/James Young High (The), St Ninians/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions may be required. There seems to be a pumping station in the West section of the site.

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment to be submitted for this site which assesses the flood risk from the Killandean Burn and the small watercourses that transect the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. A small part of the site may be at a medium to high risk of flooding from the burn as a 1 in 200 year event. There are no water resilient measures recommended for this site. Development of the site could increase the potential of flood risk out with the site unless there is appropriate mitigation.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance is the Killandean Burn that runs north/north west fo the site and straddles the boundary at certain locations. There is no requirement for a buffer strip and there are also no restoration opportunities.
-

SNH

- 14-Feb-12 No records. Existing features within the site offer the multiple opportunities for creation of green infrastructure. Potential links to wider area possible too.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 Site supported. Approved planning brief.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 Flood risk on site can be mitigated. Killandean Burn may be pulled back, allocation to west and north. A Flood Risk Assessment is required for this site.

The layout of this site appears shaped to avoid susceptibility to fluvial flooding from the Killandean Burn. A Flood Risk Assessment will be required to determine that the exposure to risk from flooding has been taken into account in the layout. The functional flood plain must be protected from development. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Planning permission (0453/FUL/09) has been granted for the construction of a new access road into the site. This establishes the most appropriate location for a new junction. The three existing access points no longer to be used and will require to be removed and the existing east / west footpath reinstated across those openings and the grass verge re-landscaped. Internal access roads to take the form as approved by planning permission 0453/FUL/09. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of the three plots that make up this area. However, the site of Rosebank farm was shown on the 1st edition OS map, within the easternmost plot, and this appears to form the core of the current Rosebank Nursery. Although the plots do appear as largely undeveloped on the 1st and 2nd edition OS maps, current aerial photographs suggest that they may have been disturbed to some extent by previous development, particularly the eastern plot. The central and western plots appear to have been less affected, and may retain some potential to produce buried deposits associated with earlier phases of occupation; however, it is likely that more detailed map regression work would be required to clarify the extent of modern use of the sites.

PROPERTY MANAGEMENT AND DEVEL

22 July 2014

Residential use, circa 122 units (site area 3.4ha)

No **Prime Quality Agric Land****Conclusions:**

Brownfield

Class Description

The site is brownfield within the settlement boundary. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland.

The site is identified as employment land as part of the approved Wester Inch masterplan and is now promoted for residential development. To maximise the development potential of the site, it has been determined that the site should be allocated for mixed use.

Windyknowe Primary/Armadale Academy, St Marys (Bathgate)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Residential allocation 0182 (Wester Inch, Bathgate) could encroach on the consultation zone associated with a MAHP operated by Scotland Gas Network Ltd.

NHS - Lothian

03-May-12 Existing facility: Bathgate Primary Care Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water mains extensions will be required.

In terms of waste water treatment the site is served by the AVSE PFI BLACKBURN waste water treatment works (WWTW) where there is limited capacity. There is a 300 mm combined sewer crossing the site, this will need to be taken into consideration when planning the site layout.

SEPA - Flooding

14-Mar-12 SEPA require the submission of a Flood Risk Assessment for this site which assesses the flood risk from the Bog Burn (taking into account the land-raising on the opposite bank), the Boghead Burn, and the small watercourse adjacent to the site. Most of the site is likely to be developable. Consideration should also be given to any culverted structures within or nearby the site which may exacerbate flood risk. The development on the opposite bank of the Bog Burn has been shown to increase the risk of flooding to the site side of the Bog Burn due to land-raising on the floodplain. Development of this site will also increase the possibility of flood risk out with this site unless appropriately mitigated. There is no requirement for any water resilient measures.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site are the Boghead Burn around 130m south of the site and the Bog Burn 120m north east of the site. There are no restoration opportunities and there is also no requirement for a buffer strip.

SNH

14-Feb-12 No relevant records. Retain some of the existing woodland running through site to form basis of green infrastructure/links to wider area.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 Site of the former Boghead Colliery. Refuse tip situated adjacent to site. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education capacity - capacity taken up by wider Western Inch developments.

WLC Environmental Health

19-Jun-12 Potential train noise/vibration.

WLC Flood Risk Assessment

29-Oct-13 There is a history of ground contamination on the site. A Flood Risk Assessment is required for this site. It is not impossible to address any issues however to enable the site to be developed.. Off site SUDS will however required (to South East).

The flood hazard maps suggest that this site is susceptible to fluvial and pluvial flooding. There is some doubt as to the accuracy of this information; however which is thought to take little account of the Boghead Burn and Bog Burn flood Alleviation Schemes. A flood risk assessment will be required to determine the extent of the land capable of being developed. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. Accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access as per approved master plan. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site which was shown as largely undeveloped ground on the 1st edition map of the mid 19th century (though the railway line was already in place by this period). By the time of the 2nd edition, however, the centre of the site was occupied by buildings of Boghead Colliery, with dumps of waste material shown to the north and south. The 3rd edition showed further development of the colliery buildings and rail siding, together with further evidence of dumping. Neither the colliery nor the tips appear on modern OS maps of the area, and large-scale disturbance caused by these activities are likely to have removed any buried deposits associated with earlier phases of occupation. The eastern end of the site appears to have been less affected by previous mining and dumping, however.

PROPERTY MANAGEMENT AND DEVEL

18 July 2014

Residential use, circa 45 units (site area 1.538ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan, greenfield release is supported in this instance given the proximity of the site to existing residential development.

This development would be a natural expansion to the north east of Blackburn.

Murrayfield Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 90m height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Ashgrove Group Practice

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI BLACKBURN waste water treatment works (WWTW) where there is limited capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA require that a Flood Risk Assessment, which assesses the flood risk from the small watercourse to the east of the site allocation, be submitted for this site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. There have been numerous surface water issues recorded in 2008 and 2009. Development on this site will increase flood risk potential out with this site and to this site.
-

SEPA - Water Environment

- 14-Mar-12 There is no buffer strip required and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records. Same site as EOI-0140. Base green infrastructure on woodland area in west of site. Opportunity to link to woodland on site boundaries and through to Easter Inch Moss LNR.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns Murrayfield Primary School may need work which would not necessarily be expensive and is achievable but issues at Bathgate Academy. Smaller scale development may be more acceptable.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 A Flood Risk Assessment requires to be submitted for this site. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to play provision of 400m2 would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access onto Beechwood Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 This plot appears to share the same boundaries as EOI-0140, discussed above.

PROPERTY MANAGEMENT AND DEVEL

03 July 2014

Residential circa 9-12 units, day centre, nursing home, education, function suite, hotel, restaurant, offices (site area 2.578ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

This site lies within the settlement of Linlithgow and is partially brownfield and has an approved planning brief for various uses, including residential use. Support is therefore provided for development on this site, subject to appropriate infrastructure to support development.

Low Port Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required.

In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

- 14-Mar-12 There is no requirement for a Flood Risk Assessment for this site. There are no water resilient measures required. There is a formal scheme present in Linlithgow for flood prevention but this not relevant to this application. Development of the site will not increase flood risk potential out with this site. Consideration should be given to surface runoff issues to ensure adequate mitigation is implemented.
-

SEPA - Water Environment

- 14-Mar-12 The nearest waterbody to the site is the Union Canal. There is no requirement for a buffer strip and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

21-Jun-12 Site supported. Approved planning brief.

WLC Education

09-Jul-12 Education support - approved planning brief.

WLC Environmental Health

19-Jun-12 Potential Air Quality impact from increased traffic in Linlithgow.

WLC Flood Risk Assessment

15-Feb-12 Issue of potential cumulative impact downstream, but development on site could still be achieved. The site itself is not considered to be liable to flooding. However, the Council has only been required to maintain records since the end of 1997 of flood events affecting non-agricultural ground and any issues may not have come to its attention.

To help prevent the cumulative effects of surface water or an adverse impact downstream as a result of any proposed development, the developer will need to ensure that post-development run-off is attenuated. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Existing access onto Manse Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 One site has been recorded from within this site, the category B-listed Clarendon House. Historic Scotland's listed building data indicates that this was constructed around 1820, and it was depicted on the 1st edition OS map, together with associated paths and gardens that form the majority of the plot. This situation remained largely unchanged on the 2nd edition, though what appear to be glasshouses were also shown in the southern section of the plot. These also appeared on the 3rd edition, and the general layout of house and gardens seems to be maintained on current maps. It is unclear whether any proposal for this site would involve the removal of the house itself; if this were the case, it is likely that there would be a need for some form of building recording.

PROPERTY MANAGEMENT AND DEVEL

22 July 2014

Residential and local centre uses, circa 28 units (site area 0.778ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield within the settlement boundary. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland.

Blackburn Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Ashgrove Group Practice

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI BLACKBURN waste water treatment works (WWTW) where there is limited capacity. There are various sections of waste water pipework in the ground in this site area. They will all need to be taken into consideration when planning the site layout.

SEPA - Flooding

14-Mar-12 SEPA do not require either a Flood Risk Assessment or Drainage Assessment for this site. Water Resilient measures are however recommended. There have been numerous surface water issues recorded in 2008 and 2009. Consideration should be given to surface runoff issues to ensure adequate mitigation is implemented.

SEPA - Water Environment

14-Mar-12 There is no nearby waterbody to the site. There is no requirement for a buffer strip and there are also no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Site of a former filling station. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 Site supported for redevelopment for mixed town centre use.

WLC Education

09-Jul-12 Education support - contributions required for Murrayfield and Our Lady of Lourdes.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 No issues. No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to play provision of 400m² would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 New access required onto Ashgrove. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. A farm named Murrayfield was depicted on the 1st, 2nd and 3rd edition OS maps immediately to the west of the site, though this is likely to have been entirely removed by construction of the current Mill Centre. Much of the plot itself is occupied by the modern community centre and its associated car park, while there is an area of concrete hardstanding on the former site of the library, at the eastern end of the site. Given the amount of modern disturbance that has taken place on the site, there is likely to be a low potential for archaeological material to survive.

PROPERTY MANAGEMENT AND DEVEL

07 July 2014

Residential and local centre uses, circa 303 units (site area 8.827ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

The majority of the site is protected open space in the adopted West Lothian Local Plan and is outwith the settlement envelope of West Calder.

Development of this site would be visually and environmentally intrusive and detract from the rural character of the site and its surroundings.

Part of the site is at medium to high risk of flooding, as confirmed by flood risk mapping and anecdotal evidence and development of this site could also lead to an increase in flood risk out with the site if not satisfactorily mitigated. SEPA has advised that it would require a Flood Risk Assessment.

There are further difficulties presented by the fact that a watercourse is culverted beneath the site within garden ground of property on Parkhead Crescent and appears as an open watercourse to the east of the development site. If development were to take place it should be established whether it was feasible to open this watercourse up.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

There is no education capacity available to support development of the site.

Parkhead Primary/West Calder High, St Marv's (Polbeth)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: West Calder Medical Practice

There is some capacity at this location which should also be able to cater for the Livingston and Almond Valley core development area (CDA) centred on Polbeth.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 Development of this site will increase flood risk potential out with the site. There is also a watercourse culverted beneath development site. Culverted within garden ground of property on Parkhead Crescent and appears as an open watercourse to the east of the development site. There should be no development on top of culvert to comply with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' guidance. May be opportunities to open up watercourse

SEPA - Water Environment

14-Mar-12 The Nearest Waterbody is Killandean Burn and Harwood Water. There are no restoration opportunities and there is no requirement for a buffer strip.

SNH

14-Feb-12 No records. Part of same site as EOI-0147. Green infrastructure delivery could use existing field boundary features and pockets of woodland. Little or no additional planting would be required if this approach is taken.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - no capacity.

WLC Environmental Health

19-Jun-12 Potential railway noise at north boundary.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this site. No significant issues that could not be overcome however to enable the site to be developed.

This site includes areas deemed susceptible to pluvial flooding. The developer may also be required to provide land and drainage infrastructure to help alleviate existing risk at Hermand Gardens and Harburn Drive. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Upgrade required to private track serving the football ground, however capacity issues likely. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. The 1st edition Ordnance Survey map depicted a farmstead named Parkhead in the centre of the plot. Parkhead was also shown on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that occupation on the site pre-dates the period of widespread agricultural improvement in the late 18th and early 19th centuries. Although Parkhead is no longer shown on modern OS maps of the area, it remains possible that elements associated with it may survive below ground level. In addition, the site as a whole does not appear to have been subject to large-scale modern disturbance, meaning that it retains some potential to produce buried deposits associated with earlier phases of activity.

PROPERTY MANAGEMENT AND DEVEL

22 July 2014

Residential use, circa 14 units (site area 0.364ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site lies within the settlement boundary and contributes towards sustainable patterns of development and complies with the strategy for the SDP.

Blackburn Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Ashgrove Group Practice

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI BLACKBURN waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

14-Mar-12 There is no Flood Risk Assessment or Drainage Assessment required for this site. There have been numerous surface water issues recorded in 2008 and 2009 relative to this site. Consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. It is recommended that water resilient measures be introduced on this site.

SEPA - Water Environment

14-Mar-12 There is no watercourse of any significance close to the site. There is no requirement for any buffer strip and there are also no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Site of infilled quarry. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - contributions required for Our Lady of Lourdes. Blackburn PS. Possible impact on Bathgate Academy but may be ok.
Update 23 May 2013 - capacity issues at Bathgate Academy.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

18-Jan-13 No Flood Risk Assessment required, however, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented.

No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access would be dependant upon the final site layout but opportunities exist to access the site either from the east or west. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. The southern part of the site was occupied by a quarry on the 1st edition OS map, and this was also shown on the 2nd and 3rd editions. Current maps indicate that the northern section of the site is occupied by a modern building, and this, combined with the small scale of the sitet, suggests that there is a low potential for buried archaeological features to be present.

PROPERTY MANAGEMENT AND DEVEL

03 July 2014

Residential use (one unit) (site area 0.090ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site owner/developer has confirmed intention to bring the site forward within the LDP plan period. However, given the small scale nature of this site and that less than 5 units would be developed there is no requirement to allocate this brownfield site.

The site lies within the settlement of Linlithgow and therefore there is a presumption in favour of infill residential development, and a planning application was submitted for a house on the site in early 2014, that is under consideration.

Linlithgow Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 10-Jul-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required.

In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

- 14-Mar-12 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site. There is a formal flood prevention scheme present in Linlithgow but it is not relevant to this site. There is no requirement for any water resilient measures either.
-

SEPA - Water Environment

- 14-Mar-12 There is no significant water body near the site and there is no requirement for a buffer strip and there are also no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - single plot proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 The flood hazard maps suggest that this site is very susceptible to pluvial flooding and it is exacerbated by short-term lack of capacity in the sewer systems. The site doesn't drain to the loch but the issue of wastewater and available sewer capacity still has the potential to cause an increase in the number of spills from the loch CSO so considerable caution is urged about bringing forward this site. The usual attenuation and treatment of runoff criteria would, however, apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via Royal Terrace. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. The site is located outside the area of increased archaeological sensitivity associated with the historic core of Linlithgow, located to the north of the railway line. The site was depicted as largely undeveloped ground on the 1st edition OS map, though it does appear to have been part of a nursery or orchard. It was similarly undeveloped on the 2nd and 3rd edition maps, though these maps do show some indication of dumping in the area to the east of the site, possibly associated with the nearby Rivalds Green Tan Works. On current OS maps, the site is shown as being occupied by the Preston Play Group building, which is of modern construction, and its associated playground. As a result, it is unlikely that proposed redevelopment would raise a major archaeological issue.

PROPERTY MANAGEMENT AND DEVEL

09 July 2014

Town centre uses including retail, leisure, offices, business, recreational, housing, circa 200 units (site area 9.439ha)

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

Site was previously withdrawn from the process by the Council Executive in June 2011.

However, site is now promoted for town centre uses and mixed uses and is within the town centre boundary of the existing adopted West Lothian Local Plan.

The site to the north of the stadium has also benefitted previously from planning permission for residential use.

The site is also partially brownfield and is therefore supported for redevelopment and is also in a sustainable location close to bus routes. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan.

Toronto Primary/Inveralmond Community High, St Ninians/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 01-Mar-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the EAST CALDER AVSE PFI waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the River Almond and the small watercourse which flows through the south east corner of the site. Consideration should be given to any structures which may increase flood risk to the site. Re development of the site could increase the risk of flood risk out with this site unless there is appropriate mitigation. Part of the site would be at potential fluvial flood risk from the River Almond that runs within 30m of the northern and eastern boundaries in terms of the risk of flooding of 1 in 200 years. Development of this site could also increase the risk of flood risk out with the site.
-

SEPA - Water Environment

- 05-Jul-13 There is no requirement for any buffer strip and there are no restoration opportunities.
-

SNH

- 30-Apr-13 Site already largely under development with existing stadium and separate, adjacent supermarket. Record of protected species close to the site adjacent to the River Almond, a biodiversity assessment of the site is therefore required. Existing use suggests majority of the site has low natural heritage interest at present. Boundary of the site to north and east is more natural (area outwith red line). The existing path network should be retained and integrated as this offers wider links and opportunities for recreation and active travel to work.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Former landfill known to be present in the area. Exact location unknown. Developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

- 22-Feb-13 Planning consents are in place for a mixed use. The general mix of residential and town centre uses remains appropriate.
-

WLC Education

- 23-May-13 Education support subject to availability of school capacity.
-

WLC Environmental Health

- 04-Apr-13 design requirement for protection of residential developments from commercial noise.
-

WLC Flood Risk Assessment

- 18-Jan-13 A Flood Risk Assessment required due to proximity of the River Almond if the site is to be redeveloped. No apparent issues however as site largely built out.
-

WLC NETS and Land Services

- 26-Jul-13 From an Open Space Strategy perspective, there are no objections to this proposal.
-

WLC Transportation

- 27-Nov-13 Access via existing onto Alderstone Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.
-

WLC Waste Management

- 12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.
-

WOSAS

- 09-Jul-13 Much of this plot lies within an Archaeological Consultation Trigger (ACT) relating to a record of cists having been found in the area prior to the mid 19th century. Although the precise find-spot of these features could not be identified, the possibility that additional unrecorded examples may be present cannot be wholly discounted. However, much of the plot has also been subject to reasonably substantial levels of previous development, and there is a limited potential for buried deposits to survive in sections of the plot that are occupied by modern buildings, roads or car-parking. While it is not possible to wholly discount the archaeological potential of the plot, therefore, it is likely that the extent of any issue would need to be assessed against the specific details of any proposal.
-

WOODMUIR ESTATES

09 July 2014

Housing and ancillary uses (site area site 1: 21.9866ha; site 2: 31.3840ha)

No **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

The site could contribute towards the council's emerging Regeneration Strategy which seeks to address a number of key outcomes of reducing inequality, improving health and well-being, increasing employment opportunities, improving education and skills and carrying out environmental improvements. This is particularly applicable to communities located in the west of West Lothian by providing a different housing mix through allocating sites for private sector investment and assist in achieving more balanced communities.

There are education capacity constraints at secondary school level.

Woodmuir Primary/West Calder High, St Thomas/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- Breich feeds into the Fauldhouse Partnership Centre where currently there is capacity.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water mains extensions will be required. On the west site there are two 122 trunk mains to the west of this site. These will need to be taken into consideration when planning the site layout. A water impact assessment (WIA) would be required.
- In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment for this site as it would be partially at risk from fluvial flooding to a medium and high risk i.e. 1 in 200 years. A Flood Risk Assessment is therefore required that assesses the flood risk from the Woodmuir Burn and small watercourses. Consideration should also be given to any culverted watercourses within/nearby the site. There is also no requirement for any water resilient measures.
-

SEPA - Water Environment

- 14-Mar-12 The nearest watercourse to the site is the Woodmuir Burn that runs through the eastern portion of the site. A 6m - 12m buffer strip is required between any development and the burn and there would also be the possibility of restoration opportunities to the burn from any development
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 Former Woodmuir Colliery on eastern site. Old quarry and site adjacent to old iron mine on western site. Site Investigation will be required.
-

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - development to east of new school. Developer contributions towards West Calder HS and denominational SS. Capacity issues at secondary school level.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 If taken forward an Flood Risk Assessment would be required. The SEPA comments on this site would be relevant. A FRA is required which assesses the flood risk from the Woodmuir Burn and small watercourses. Consideration should also be given to any culverted watercourses within/nearby the site.

This site includes areas susceptible to both pluvial and fluvial flooding. Development should still be possible subject to sufficient setback and effective engineering. A flood Risk Assessment will be required to determine the extent of land available for development. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access via A71 and Woodmuir Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Three sites have been recorded from within the two plots that make up this site. One of these is a large expanse of rig and furrow cultivation noted on aerial photographs within the easternmost area. Also within the eastern area is the former site of Woodmuir Colliery pits no. 5 and 6, which was shown on the 2nd edition OS map together with an associated railway line. Some of the buildings of this former colliery are still depicted on modern OS maps. The former site of a farm named Buckside has been recorded from within the western plot; this was depicted on the 1st and 2nd edition OS maps, but is no longer shown on current versions. An old quarry was also shown on the 1st and 2nd edition maps in the centre of the western plot, while former ironstone mines were depicted just outside its boundaries. Although there is some evidence for former industrial use in the landscape, the sites themselves do not appear to have been extensively affected by this, and the majority of their areas appears to be composed mainly of open farmland, which would retain some potential to produce buried deposits associated with earlier phases of occupation.

MESSRS KIRKWOOD

25 November 2013

Residential use, circa 70 units (site area 3.2ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The site lies within an AGLV and is visually sensitive, serving as an attractive backdrop to the village. Development would be visually intrusive.

There is no education infrastructure available to support development of the site and there are other infrastructure issues associated with this site.

Blackridge Primary/Armada Academy, St Anthonys/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Blackridge Health Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

The existing Blackridge health centre was refurbished 3-4 years ago but would benefit from further upgrading works. It does, however, have sufficient accommodation for current population needs.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required. Levels may be a concern on this site.

In terms of waste water treatment the site is served by the BLACKRIDGE waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 A Flood Risk Assessment is required for this site as development of this site will increase the risk of flooding out with the site. There have been numerous surface water issues recorded in general area in 2004, 2008 and 2009. Consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Flood resilient measures should also be introduced to the site.

SEPA - Water Environment

14-Mar-12 There is no requirement for a buffer strip for this site and there are no restoration opportunities. The nearest water body of any significance is the Logie Water.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support new school required to support large scale development. Impact on Armadale Academy.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment is required for this site. Significant flood risk issues as run off possible from adjacent fields, due to slope from north to south. Barbauchlaw Burn and culverts also potentially an issue.

Although there is no risk of flooding to the site identified in the flood hazard maps, there is a history of flooding in Blackridge from higher ground and heavy soils. Effective drainage also depends on culverted watercourses and combined sewers some of which are in a frail condition and have a history of surcharging. Any proposal to develop this site may have to include for the upgrading of drainage infrastructure off site. The usual attenuation and treatment of runoff criteria would, however, apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access off unclassified road to the east. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. 'Blackrig' was depicted on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that occupation on the site extends back into the period before the widespread agricultural improvements of the late 18th and early 19th centuries. The site itself was depicted as largely undeveloped ground on the 1st, 2nd and 3rd edition OS maps, though a well was shown within the area on the 1st and 2nd editions, connected to a track running east from Blackridge. As the site does not appear to have been disturbed by modern development, it retains some potential to produce buried deposits associated with earlier phases of occupation.

ARDCRAIG DEVELOPMENTS LTD

26 March 2014

Residential use

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

Wyndford Brae
EOI-0192**DISMISSED**

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and the development of brownfield land.

The village of Philpstoun lacks facilities and services to support an expanded community and is not considered as a sustainable location for new residential development.

The site contains a significant number of trees which could be adversely affected by new built development.

The site is served by the Philpstoun waste water treatment works where there is limited capacity. The site is also traversed by combined sewers.

The site is at medium to high risk of flooding from the Pardovan Burn, as confirmed by flood risk mapping and anecdotal evidence and development will increase flood risk both to the site and out with the site. A Flood Risk assessment would be required to determine if any part of this site can be developed.

There are education capacity constraints within the area which prevent development of this site and there is consequently no Education support. Development of this site would also have cost implications for school transport.

Bridgend Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 90m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Linlithgow Health Centre/Strathbrock Partnership Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site.

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the PHILPSTOUN waste water treatment works (WWTW) where there is limited capacity. There are sections of combined sewer running through this site.

SEPA - Flooding

14-Mar-12 A Flood Risk Assessment is required for this site as part of the site could be at medium to high risk of fluvial flooding from the Pardovan Burn to the east of the site, i.e. at 1 in 200 year risk. Development of this site will increase flood risk both to the site and out with the site. There is a record of surface water flooding by West Lothian council to west of the development site. SEPA hold no additional information and recommend contact with flood prevention officer at the council.: The Pardovan Burn flows along the eastern boundary and a degree of the site is at risk of flooding and therefore development will be constrained. There area number of culverts/bridges within the vicinity of the development which will have to be taken into consideration. Any development should consider the risk of surface water flooding and the introduction of water resilient measures is recommended.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the Pardovan Burn that straddles the eastern boundary of the site. There are no restoration opportunities and there is also no requirement for any buffer strip.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support.

WLC Environmental Health

19-Jun-12 Potential rail noise.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk assessment is required for this site given the close proximity of the Pardovan Burn to the east of the site to determine if any part of this site can be developed.

This site is deemed susceptible to fluvial flooding from out of bank flows in the adjacent watercourse. A Flood Risk Assessment will be necessary to determine the extent of land available for development. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access onto Main Street, however visibility issues. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. The area was depicted as open ground on the 1st, 2nd and 3rd edition OS maps, and still appears as undeveloped on current maps and aerial photographs. While it may therefore retain some potential to produce buried deposits associated with previous phases of occupation, the relatively small scale of the site may suggest that this potential is not particularly high.

AITHRIE ESTATES

15 April 2014

Mixed use - housing dominant, circa 409 units (site area 22.7ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

WINCHBURGH

Site west of Glendevon and south of Lampinsdub, west of Winchburgh
EOI-0193

PREFERRED

While priority is ordinarily to be given to development of brownfield land, there is recognition that there is not enough brownfield land to meet the requirements of the Strategic Development Plan and a greenfield release is supported in this particular instance.

In terms of waste water treatment there is no waste water infrastructure in the area and a satisfactory solution to this infrastructure constraint would be required to enable development in the longer term.

The site is potentially ecologically sensitive. Badger activity has been recorded within the site and appropriate measures to safeguard this protected species will be necessary.

There is currently insufficient education capacity at Linlithgow Academy. A solution to this infrastructure constraint would be required to enable development.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Winchburgh Medical Practice

There is no additional capacity at the present time but as the Winchburgh CDA commences a Partnership centre similar to that of other Partnership Centres is planned and will include a NHS doctor's facility.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment there is no waste water infrastructure in the area.

SEPA - Flooding

14-Mar-12 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site. There is also no requirement for water resilient measures.

SEPA - Water Environment

14-Mar-12 The nearest water body is the Niddry Burn that lies some 700m south of the site.. There is no requirement for a buffer strip and there are also no restoration opportunities.

SNH

14-Feb-12 Badger records within site boundary.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

The proposed design for the new grade separated interchange on the M9 at Winchburgh is yet to be finalised, however, the addition of large allocations at Winchburgh would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised and suitable mitigation measures should, if required, be examined and discussed with Transport Scotland.

WLC Contaminated Land

30-Jan-12 Hillend Coal Pit and old quarries present on the site. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support; site premature. Issues with Linlithgow Academy.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

29-Oct-13 The nearby Winchburgh Tunnel floods, being diverted along to Bathgate. Culverts which would need to be opened, not aware of any other specific flooding issues however. No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access from Faucheldean back road or through existing CDA Glendevon South allocation to the east of the site. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site, though it is located to a number of elements of the Hillend Coal Pit, mapped on the 1st edition OS map of the mid 19th century. These features had been removed prior to the 2nd edition map of c. 1890, and do not appear on the 3rd edition or on modern OS maps. Other than this, the majority of the area proposed for development was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

AITHRIE ESTATES

07 July 2014

Mixed use - housing dominant, circa 207 units (site area 11.5ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

WINCHBURGH

Site east of Waterstone Farm and west of Glendevon west of Winchburgh
EOI-0194

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

Development of this site would constitute an intrusive physical expansion of Winchburgh, well beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement.

There are concerns regarding Vehicular access to the site which could be challenging and necessitate major road improvements to facilitate a link to the wider CDA.

In terms of waste water treatment there is no waste water infrastructure in the area.

There are education capacity constraints within the area which prevent development of this site.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Winchburgh Medical Practice

There is no additional capacity at the present time but as the Winchburgh CDA commences a Partnership centre similar to that of other Partnership Centres is planned and will include a NHS doctor's facility.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment there is no waste water infrastructure in the area.

SEPA - Flooding

14-Mar-12 There is no requirement for a Flood Risk Assessment or Drainage Assessment for this site and there is no requirement for any water resilient measures. Development of this site would not increase the risk of flood risk potential to this site or out with this site.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the Niddry Burn around 680m south of the site, although there is a small undesignated pond within the site at its northern end. A buffer of 6m would be required from any development to that pond but there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

The proposed design for the new grade separated interchange on the M9 at Winchburgh is yet to be finalised, however, the addition of large allocations at Winchburgh would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised and suitable mitigation measures should, if required, be examined and discussed with Transport Scotland.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support; site premature. Issues with Linlithgow Academy.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

15-Feb-12 The nearby Winchburgh Tunnel floods, being diverted along Bathgate. There are culverts which would need to be opened, not aware of any specific issues however. No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 No visible means of vehicular access; major road improvements required; link to wider CDA required if site is to come forward. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 As with EOI-0195, this site is located close to elements of the former Hillend Coal Pit, as mapped on the OS 1st edition but absent from later maps. Other than this, the majority of the site was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

EOI-0195**Not Preferred****Site at Trinlaymire Farm, Threemiletown****Status****Current**

AITHRIE ESTATES

27 March 2014

Mixed use - housing dominant, circa 295 units (site area 16.4ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description****2**Trinlaymire Farm
EOI-0195**DISMISSED**

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

The site is currently part of the West Lothian Countryside Belt, preventing the coalescence of Linlithgow with Winchburgh and Broxburn. New build development at this location would constitute an intrusive physical expansion of the existing settlement.

The site is remote from existing development and there are insufficient facilities and services locally to support an expanded community. It is not considered as a sustainable location for new residential development.

Given the extent of the site being promoted, it would require its own primary school if this site were to be allocated. There is consequently no Education support.

There may be difficulties in securing satisfactory access to the site.

While there is no requirement for a Flood Risk Assessment or Drainage Assessment for this site it has been ascertained that drainage from roads goes into mineshafts and this would require to be appropriately addressed. It is also likely that there may be culverts on the site and there will inevitably be land drainage which would need to be grouted. In the meantime, it is not clear how and to where this site would drain.

In terms of waste water treatment the site is served by the Threemiletown sewage effluent plant where there is insufficient capacity.

The site owner has advised that development on this site would commence post 2020 but it is concluded that there are other more suitable sites which could be brought forward more readily to meet development requirements.

Bridgend Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses**Current Status****Proposed Use**

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
- Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
- Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

03-May-12 Existing facility: Linlithgow Health Centre/Strathbrock Partnership Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site.

Threemiletown feeds into the Winchburgh catchment but evidence that residents are registered with practices in Linlithgow and Broxburn. There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL or BALMORE water treatment works (WTW) where there is sufficient capacity. A water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the THREEMILETOWN SEP where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site. Development of this site would also not increase flood risk potential out with the site and there is no requirement for water resilient measures.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance is the Pardovan Burn that is some 1.6km to the west of the site. There is a reservoir within 220m of the east of the site. There is a small pond within the site and a 6m buffer would be required to it form any development. There are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Former shale pit and mineral railway line present on site. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support; site premature. New primary school required.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 Drainage from roads goes into mineshafts and developer needs to be aware of this. There is however no requirement for a Flood Risk Assessment or Drainage Assessment for this site. The flood hazard maps don't show flood risk affecting this area but reference to the Scottish detailed Rivers network suggests that there may be culverts on the site and there will inevitably be land drainage which would need to be grouted. The usual attenuation and treatment of runoff criteria would apply. It is not clear how and to where this site would drain.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access required off the B9080. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of the site, though it is located directly adjacent to Trinlymire. The place-name Treilly Mire appeared on Roy's Military Survey of Scotland, conducted in the period 1747-55, suggesting that occupation on the site extends back for at least 250 years. A brick and tile works was depicted on the 1st edition to the east of the farmstead, though the site itself was shown as undeveloped farmland on both the 1st and 2nd edition maps. By the 3rd edition the central area of the plot was occupied by a shale pit, and a mineral railway was shown running across it. Aside from this, the majority of the site was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

HOPETOUN ESTATE

15 April 2014

Mixed use - housing dominant, circa 293 units (site area 16.3ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

WINCHBURGHFawnsparck
EOI-0196**DISMISSED**

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

Development of this site would constitute an intrusive physical expansion of Winchburgh, well beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement.

There are concerns that development of the site could adversely impact upon the setting of the scheduled monuments Union Canal, River Almond to River Avon and Auldathie Church.

The Union Canal flows through the site and a Flood Risk Assessment would be required.

In terms of waste water treatment there is no waste water infrastructure in the area.

There are education capacity constraints within the area which prevent development of this site.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses**Current Status****Proposed Use**

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 Development of the site could impact upon the setting of the scheduled monuments Union Canal, River Almond to River Avon (SM8954) and Auldcaithie Church (SM5610). We suggest that in addition to application of national and local policy, a site specific development brief would be effective in mitigating potential adverse impacts. Access to the northern part of the site appears to be constrained, and consequently have concerns that access requirements (for instance, a new access bridge) may have an adverse impact on the canal and its setting. We would not favour new crossings which may affect the site and setting of the canal at this point. There appears to be potential for development on this site to produce conservation gain for Auldcaithie Church, perhaps through a management plan for the long term conservation of the monument. One of the key characteristics of the Union Canal is the alternation between rural and urban settings, and increased development along the rural sections of the canal has the potential to lead to a cumulative erosion of that character. Additionally, such development may bring pressure for supplementary crossings, which could potentially have adverse direct and/or indirect impacts on the scheduled canal. We request that you give these points consideration when assessing the suitability of proposed sites close to the canal.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

03-May-12 Existing facility: Winchburgh Medical Practice

There is no additional capacity at the present time but as the Winchburgh CDA commences a Partnership centre similar to that of other Partnership Centres is planned and will include a NHS doctor's facility.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment there is no waste water infrastructure in the area.

SEPA - Flooding

14-Mar-12 A Flood Risk Assessment is required for this site as well as water resilient measures being recommended. The Union Canal flows through the development site and SEPA recommend contact is made with Scottish Waterways to establish whether there is a risk of flooding.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site other than the Union Canal is the Niddry Burn, but this seems to drain to Swine Burn. There is no requirement for any buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

The proposed design for the new grade separated interchange on the M9 at Winchburgh is yet to be finalised, however, the addition of large allocations at Winchburgh would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised and suitable mitigation measures should, if required, be examined and discussed with Transport Scotland.

WLC Contaminated Land

30-Jan-12 Adjacent to former Auldcaithie landfill site. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support; site premature. Issues with Linlithgow Academy.

WLC Environmental Health

19-Jun-12 Rail noise impact.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment is required for this site. No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Existing access is via a farm track. Significant infrastructure improvements are required. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Two sites have been recorded from within the two plots that make up this site, of which one, the remains of Auldcaithie Church, is legally-protected as a scheduled monument. The monument consists of the roofless ruin of a pre-Reformation chapel. The building appears to have been constructed partly from the remains of an earlier building, as packing material within the walls may contain fragments of late 14th-century fabric. The monument is of national importance as an example of a private chapel which prior to the 15th century had attained parochial status. Although the present building has been much altered it still provides physical evidence and has the potential to provide further evidence, through research and excavation, for ecclesiastical architecture, parish evolution and patronage, and material culture in pre-Reformation Scotland. It would be a criminal offence to undertake any work that affected the survival of the monument without obtaining a grant of scheduled monument consent in advance from Historic Scotland. In addition, National policy on the treatment of scheduled monuments in the planning process stresses that they should as far as possible be preserved within an appropriate setting. Any proposal for the development of the southern plot is likely to result in a significant detrimental impact on the setting of the monument (and also on the setting of the scheduled Union Canal, which runs between the two plots). It is difficult to see how this impact could be mitigated. A feature identified as a possible Roman Camp was also identified towards the western end of the southern plot. Although the provisional identification of this feature as Roman is uncertain, further work would be needed to investigate the site should this area be proposed for development. Other than this, the majority of the area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

AITHRIE ESTATES

07 July 2014

Mixed use - housing or employment, circa 189 units (site area 10.5ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

2

WINCHBURGH

Site south of M9 and south of Duntarvie Catle
EOI-0197

NOT PREFERRED

The site forms part of an existing core development area. Development within such areas is supported in principle by the development strategy of the Strategic Development Plan.

The site is identified as forming part of the Myreside West CDA employment allocation which is allocated for development in the West Lothian Local Plan.

While the site is not considered appropriate for residential development, owing to its peripheral location from the amenities of the town, potential noise disturbance from the motorway and known education capacity constraints, hence the 'not preferred' designation, it is nevertheless deemed suitable for employment uses and perhaps an hotel given its proximity to the main road corridors.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Winchburgh Medical Practice

There is no additional capacity at the present time but as the Winchburgh CDA commences a Partnership centre similar to that of other Partnership Centres is planned and will include a NHS doctor's facility.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 There is a requirement for either a Flood Risk Assessment and a Drainage Impact Assessment, given the WLC flood prevention officer comments. Site lies adjacent to flood outline but there is a significant height difference and as a result unlikely to be at risk of flooding. There are no water resilient measures required and development will not increase flood potential.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is the Niddry Burn. There is no buffer strip required and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

The proposed design for the new grade separated interchange on the M9 at Winchburgh is yet to be finalised, however, the addition of large allocations at Winchburgh would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised and suitable mitigation measures should, if required, be examined and discussed with Transport Scotland.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 Site should remain as CDA allocation for employment uses.

WLC Education

09-Jul-12 No Education support site premature. Issues with Linlithgow Academy. Employment use only.

WLC Environmental Health

19-Jun-12 Motorway noise impact a significant constraint.

WLC Flood Risk Assessment

29-Oct-13 This site requires the submission of a Flood Risk Assessment. The east end of this site appears susceptible to fluvial flooding. The developer will be expected to carry out a flood risk assessment to determine the extent of land capable of being developed. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Consideration required given site is in close proximity to adjacent proposed motorway junction on the M9 and access should be from the B8020 east of the site. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site, though it is located around 200m SW of Duntarvie Castle, albeit now located on the opposite side of the motorway. While the fact that the motorway is interposed between the Castle and the prospective development site should serve to minimise any potential impact on the setting of the monument, as it represents an existing modern feature in the landscape, the site itself was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

WINCHBURGH TRUST

15 April 2014

Mixed use - housing dominant, circa 185 units (site area 10.3ha)

Yes **Prime Quality Agric Land**

Conclusions:

Greenfield

Class Description

3.1

WINCHBURGH

Site west of Ross's Plantation, east of Winchburgh
EOI-0198

PREFERRED ALTERNATIVE

While priority is ordinarily to be given to development of brownfield land, there is recognition that there is not enough brownfield land to meet the requirements of the Strategic Development Plan and a greenfield release is supported in this particular instance.

The site forms part of an existing core development area. Development within such areas is supported in principle by the development strategy of the Strategic Development Plan.

The site is identified as forming part of the Niddry Mains South CDA allocation which is already allocated for development in the West Lothian Local Plan.

There is complex hydrology in and around this site, including a number of culverted watercourses, and a possibility that development could lead to flood risk, both on and off the site.

The site is at medium to high risk of flooding, as confirmed by flood risk mapping and anecdotal evidence, and a Flood Risk Assessment would be required for to establish the developable area. However, initial consultations with key agencies suggest that this is capable of being addressed through a combination of measures.

Situated adjacent to the former Niddry Castle Shale Bing will necessitate an appropriate site investigation and may require remediation works to allow development to take place.

There is currently education support for this site, being that it is part of a CDA allocation.

This site is regarded as an alternative site to EOI-0193

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Winchburgh Medical Practice
- There is no additional capacity at the present time but as the Winchburgh CDA commences a Partnership centre similar to that of other Partnership Centres is planned and will include a NHS doctor's facility.
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 A Flood Risk Assessment is required for this site as the site is partially at medium to high risk of fluvial flooding from a 1 in 200 year event. Development of this site will also increase flood risk potential out with the site. Indicative River and Coastal Flood Map (Scotland) appears to be slightly wrong here as it follows the wrong watercourse as it should follow the Niddry Burn but doesn't. There appears to be a small watercourse that flows through the site which is culverted. SEPA recommend that the culvert is opened up if possible. Another watercourse flows along southern boundary of the development site. There is complex hydrology in this area.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is the Niddry Burn that comes within 120m of the south west boundary of this site. There are also undesignated drains and water bodies close to the site. 1 6m buffer would be required from any development to abny waterbody or watercourse and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

The proposed design for the new grade separated interchange on the M9 at Winchburgh is yet to be finalised, however, the addition of large allocations at Winchburgh would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised and suitable mitigation measures should, if required, be examined and discussed with Transport Scotland.

WLC Contaminated Land

30-Jan-12 Situated adjacent to the former Niddry Castle Shale Bing. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - part of CDA allocation.

WLC Environmental Health

19-Jun-12 Motorway noise impact a significant constraint.

WLC Flood Risk Assessment

15-Feb-12 It is likely that a Flood Risk Assessment would be required for this site given the SEPA comments. The Core Development Area Flood Risk Assessment would also assist in assessing the site. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 No obvious access point at present. Potential for conflict with bing traffic. Link to CDA master plan required. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site, though it is located directly to the east of the Winchburgh Shale Bing. Although not itself currently scheduled, this bing represents a significant monument to the former industrial use of the landscape. While the site is located between the bing and the modern motorway, it does not appear to have been affected by modern industrial processes. It was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

Land at Niddry Mains Golf Club, Winchburgh

Status

Current

REGENCO - WINCHBURGH LTD

07 July 2014

Mixed use - housing dominant, circa 562 units (site area 31.2ha)

Yes **Prime Quality Agric Land****Conclusions:**

Greenfield

Class Description

3.1

WINCHBURGH

Land at Niddry Mains Golf Club, south east of Winchburgh
EOI-0199

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement.

Development of this site has the potential to adversely impact on A listed Niddry Castle and is also close to Newliston Inventory Designed Landscape.

The proximity of the site to the railway creates a potential for noise disturbance and a satisfactory solution to this issue would be required to enable residential development to proceed.

There are concerns that major works would be required to upgrade the existing unclassified road that gives vehicular access to the site.

The site is at medium to high risk of flooding, as confirmed by flood risk mapping and anecdotal evidence, and a Flood Risk Assessment would be required for to establish the developable area.

Situated adjacent to the former Niddry Castle Oil Works and Bing will necessitate an appropriate site investigation and may require remediation works to allow development to take place.

There are education capacity constraints within the area which prevent development of this site.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses**Current Status****Proposed Use**

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 The site has the potential for adverse impacts on the A listed Niddrie Castle (HB7437) and is also close to Newliston Inventory Designed Landscape. We consider that whilst some development could be accommodated, this would need to be subject to a robust mitigation strategy.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Winchburgh Medical Practice
- There is no additional capacity at the present time but as the Winchburgh CDA commences a Partnership centre similar to that of other Partnership Centres is planned and will include a NHS doctor's facility.
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 A Flood Risk Assessment is required for this site and development of this site would both increase flood risk to the site and out with the site. The Indicative River and Coastal Flood Map (Scotland) appears to be slightly wrong here as it follows the wrong watercourse. The flood outline is correct along northern boundary but the Niddry Burn flows along eastern boundary of allocation but the flood map is not consistent. In a review of the OS Maps it appears that there are a number of crossings which should be incorporated within the hydraulic model. There is also complex hydrology in this area due to previous alterations. The site is partly at medium to high risk from fluvial flooding to a 1 in 200 year flood risk. Development of the site would increase the risk of potential flood risk out with the site. Water Resilient Measures are however not recommended.

SEPA - Water Environment

14-Mar-12 The nearest water body of significance to the site is the Niddry Burn that traverses the northern and eastern boundaries. There is no requirement for a buffer strip and there are also no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

The proposed design for the new grade separated interchange on the M9 at Winchburgh is yet to be finalised, however, the addition of large allocations at Winchburgh would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised and suitable mitigation measures should, if required, be examined and discussed with Transport Scotland.

WLC Contaminated Land

30-Jan-12 Situated adjacent to the former Niddry Castle Shale Bing. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support; site premature. New primary school required.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 A Flood Risk Assessment is likely to be required for this site. The Core Development Area Flood Risk Assessment would assist in assessing the site. The north side of this site appears susceptible to fluvial flooding. The developer will be expected to carry out a flood risk assessment to determine the extent of land capable of being developed. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Major works required to upgrade existing unclassified road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 Three sites have been recorded from within this site. The whole plot falls within a large area of rig and furrow cultivation. In addition, aerial photography revealed a rectangular platform 95m E-W by 39m N-S cut into the slope of the low hill on the south side of the Niddry Burn, and which has Niddry Castle on its NW edge. Desk-based work undertaken in relation to a proposed gas pipeline between Broxburn and Humble Farm also identified a farmstead named Hill Law, which was depicted on Roy's Military Survey of Scotland, conducted in the period 1747-55. While no evidence for this farmstead was identified within the narrow confines of the pipe trench and wayleave, it is possible that elements of it may still survive outwith the area monitored during that work. This work did identify a series of pits within the plot, apparently associated with small-scale mineral extraction. In addition, and as was noted above, the site is located in reasonably close proximity to the site of Niddry Castle. While the majority of the western section of the plot is in use as a golf course, creation of this course does not appear to have required large amounts of earth-moving. The majority of the site was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

WINCHBURGH TRUST

16 April 2014

Mixed use - housing or employment, circa 540 units (site area 30ha)

Yes **Prime Quality Agric Land****Conclusions:**

Brownfield

Class Description

3.1

WINCHBURGH

Site at Niddry Mains Bing, east of Winchburgh
EOI-0200

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements.

Development of this site would constitute an intrusive physical expansion of Winchburgh, well beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

Development of this site has the potential to adversely impact on A listed Niddry Castle.

The site is at risk of flooding, posed by a small watercourse located just outwith the site boundary, and a Flood Risk Assessment would be required to fully assess this. The watercourse enters a culvert adjacent to the development site and this also requires to be assessed.

Situated adjacent to the former Niddry Castle Oil Works and Bing will necessitate an appropriate site investigation and may require remediation works to allow development to take place.

There are education capacity constraints within the area which prevent development of this site.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.
Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 The development of this site has the potential for adverse impacts on the A listed Niddrie Castle (HB7437). We consider that whilst some development could be accommodated, this would need to be subject to a robust mitigation strategy.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Winchburgh Medical Practice

There is no additional capacity at the present time but as the Winchburgh CDA commences a Partnership centre similar to that of other Partnership Centres is planned and will include a NHS doctor's facility.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 A Flood Risk Assessment is required for this site. There is a small watercourse located just outwith the site boundary at North East corner. Unlikely to pose a significant flood risk however a flood risk assessment would be required to fully assess the risk of flooding. The watercourse enters a culvert adjacent to the development site and this should be incorporated and assessed in the FRA. Development of the site is not expected to increase the risk of flooding out with the site.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the Niddry Burn that traverses the southern boundary of the site. There is no buffer strip required and there are no restoration opportunities.

SNH

14-Feb-12 No relevant records.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

The proposed design for the new grade separated interchange on the M9 at Winchburgh is yet to be finalised, however, the addition of large allocations at Winchburgh would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised and suitable mitigation measures should, if required, be examined and discussed with Transport Scotland.

WLC Contaminated Land

30-Jan-12 Site of former the Niddry Castle Oil Works and Bing. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 Former bing - unrealistic for any development.

WLC Education

09-Jul-12 No Education support; site premature. New primary school required.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 A Flood Risk Assessment is likely to be required for this site. The Core Development Area Flood Risk Assessment would assist in assessing the site for flood risk. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Existing access onto B9080. Link to CDA master plan. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site appears to encompass the whole of the Niddry Shale Bing. Although it is not currently scheduled, the bing represents a prominent monument to the former industrial use of the landscape. Although its creation is likely to have resulted in the removal of any material associated with earlier phases of occupation that may have been present within its footprint, the bing itself is therefore of historical interest, and any proposal for its removal would potentially raise archaeological issues.

WINCHBURGH TRUST/AITHRIE ESTATES

15 April 2014

Mixed use - housing and employment, circa 169 units (site area 9.4ha)

Yes **Prime Quality Agric Land**

Conclusions:

Greenfield

Class Description

3.1

WINCHBURGH

Site north of Niddry Castle, south of Winchburgh
EOI-0201

PREFERRED ALTERNATIVE

This site is regarded as an alternative site to EOI-0193.

While priority is ordinarily to be given to development of brownfield land, there is recognition that there is not enough brownfield land to meet the requirements of the Strategic Development Plan and a greenfield release is supported in this particular instance.

It is however recognised that the development of this site is not without difficulties.

In the first instance, and as is the case with the preferred site EOI-0193, there is currently insufficient education capacity at Linlithgow Academy. A solution to this infrastructure constraint would be required to enable development in the longer term.

Secondly, development of this site has the potential to impact on A listed Niddry Castle and it is therefore important that proposals are subject to a robust evaluation and mitigation strategy.

The proximity of the site to the railway also creates a potential for noise disturbance and a satisfactory solution to this issue would be required to enable residential development to proceed.

The site is at medium to high risk of flooding, as confirmed by flood risk mapping and anecdotal evidence, and a Flood Risk Assessment would be required for to establish the developable area.

Situated adjacent to the former Niddry Castle Oil Works and Bing will necessitate an appropriate site investigation and may require remediation works to allow development to take place.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 The development of this site has the potential for adverse impacts on A listed Niddrie Castle (HB7437). We consider that whilst some development could be accommodated, this would need to be subject to a robust mitigation strategy.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Winchburgh Medical Practice
- There is no additional capacity at the present time but as the Winchburgh CDA commences a Partnership centre similar to that of other Partnership Centres is planned and will include a NHS doctor's facility.
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity. The site is close to the WWTW.

SEPA - Flooding

14-Mar-12 A Flood Risk Assessment is required for this site. Development of this will increase the risk of flood risk both to the site and out with the site. Part of the site is at medium to high risk from fluvial flooding i.e. 1 in 200 year risk. There are large number of crossings over the Niddry Burn which flows along the southern boundary presumably in association with golf course. All structures will have to be incorporated within the hydraulic model.

SEPA - Water Environment

14-Mar-12 The nearest water body of significance to the site is the Niddry Burn that flows along the southern boundary. A 6m bueffer from any development to the burn would be required and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

The proposed design for the new grade separated interchange on the M9 at Winchburgh is yet to be finalised, however, the addition of large allocations at Winchburgh would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised and suitable mitigation measures should, if required, be examined and discussed with Transport Scotland.

WLC Contaminated Land

30-Jan-12 Adjacent to former the Niddry Castle Oil Works and Bing. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 Existing golf course - unrealistic for any development.

WLC Education

09-Jul-12 No Education support; site premature. New primary school required.

WLC Environmental Health

19-Jun-12 Railway noise impact.

WLC Flood Risk Assessment

15-Feb-12 Core Development Area - Flood Risk Assessment would assist in assessing the site. A Flood Risk Assessment is likely to be required for the site. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Existing access to golf course via Castle Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is located to the north of Niddry Castle, and to the west of the Niddry Shale Bing. The whole of the site lies within an area of rig and furrow cultivation, though it is recorded that these have been damaged by 17th century landscaping and the embankment of the mineral railway associated with shale oil production (the line of this railway is depicted on the 3rd edition OS map, running across the plot). Two hollow-ways have also been identified, running up the slope east of Niddry Castle. They are described as being cut by the walls of the 17th century orchard, indicating that they pre-date this feature. The site also forms part of the modern golf course, and the extent to which earlier features may survive is likely to be dependent on the amount of ground disturbance that took place during the creation of the course.

EOI-0202**Not Preferred****Site at Sewage Works, Winchburgh****Status****Current**

AITHRIE ESTATES

16 April 2014

Mixed use - housing dominant, circa 130 units (site area 7.2ha)

Yes **Prime Quality Agric Land****Conclusions:**

Mixed

Class Description

3.1

WINCHBURGH

Site at sewage works south of Winchburgh
EOI-0202

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements.

Development of this site would constitute an intrusive physical expansion of Winchburgh, well beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement.

There are education capacity constraints within the area which prevent development of this site.

The Niddry burn flows through the middle of the site and is at risk of flooding and development of this site could also lead to an increase in flood risk out with the site. SEPA has advised that it would require a Flood Risk Assessment. There are further flooding issues by virtue of the fact that the Union Canal flows to the southern boundary of the development site.

The proximity of the site to the railway creates a potential for noise disturbance.

The existing access to sewage treatment works would require upgrading onto Craigton Place.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses**Current Status****Proposed Use**

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Winchburgh Medical Practice
- There is no additional capacity at the present time but as the Winchburgh CDA commences a Partnership centre similar to that of other Partnership Centres is planned and will include a NHS doctor's facility.
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity. The site is very close to the WWTW.

SEPA - Flooding

14-Mar-12 A Flood Risk Assessment is required for this site. Development of this site will increase flood risk both to the site and out with the site as the Niddry Burn flows along the south of the site and this provides a fluvial medium to high flood risk to part of the site i.e. 1 in 200 years. Union Canal flows to the southern boundary of the development site. May wish to consider contacting Scottish Waterways to establish whether there is a risk of flooding / Formal Flood Defences Present : None Known / Comments : Niddry Burn flows through middle of the development site. Both culverts (Beneath Union Canal and Railway) should be incorporated within the hydraulic model. Majority of development site is developable. Water resilient measures are also recommended.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the Niddry Burn that flows west to east through almost the middle of the site. A 12m to 20m stand off is required from any development to the site. There are also no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

The proposed design for the new grade separated interchange on the M9 at Winchburgh is yet to be finalised, however, the addition of large allocations at Winchburgh would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised and suitable mitigation measures should, if required, be examined and discussed with Transport Scotland.

WLC Contaminated Land

30-Jan-12 Sewage Works on site. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support; site premature. New primary school required.

WLC Environmental Health

19-Jun-12 Railway noise impact.

WLC Flood Risk Assessment

15-Feb-12 No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply. It is noted that SEPA require a Flood Risk Assessment for this site.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Existing access to sewage treatment works would require upgrading onto Craigton Place. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is located to the west of the Niddry Castle Golf Course. The Union Canal, which forms the south-western boundary of the site, is legally protected as a scheduled monument, and as such, it would be a criminal offence to undertake any works that affected the canal without obtaining a grant of scheduled monument consent in advance from Historic Scotland. The site itself does not appear to have been substantially affected by modern development, other than in the area occupied by the treatment works. The majority of the area proposed for development was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

EOI-0203**Not Preferred****Site North of Niddry Farm Cottages, Winchburgh****Status****Current**

AITHRIE ESTATES

16 April 2014

Mixed use - housing dominant, circa 142 units (site area 7.9ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

WINCHBURGH

Site north of Niddry Farm Cottages, south of Winchburgh
EOI-0203

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

Development of this site would constitute an intrusive physical expansion of Winchburgh, well beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement.

The site is located in close proximity to scheduled monuments. The Union Canal forms the northern boundary of the site, while to the west of it is the Faucheldean Bing. The Greendykes Bing, which is also scheduled, lies to the south-west, while a fourth scheduled site, an enclosure identified as crop-marks on aerial photographs, lies just to the south-west of Niddry farm. National planning policy stresses that scheduled sites should as far as possible be preserved within an appropriate setting.

The Niddry burn flows to the north of the site and is at risk of flooding and development of this site could also lead to an increase in flood risk out with the site. SEPA has advised that it would require a Flood Risk Assessment. There are further flooding issues by virtue of the fact that the Union Canal flows to the north of the development site.

There are education capacity constraints within the area which prevent development of this site.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses**Current Status****Proposed Use**

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
- The site lies in close proximity to the Union Canal. One of the key characteristics of the Union Canal is the alternation between rural and urban settings, and increased development along the rural sections of the canal has the potential to lead to a cumulative erosion of that character. Additionally, such development may bring pressure for supplementary crossings, which could potentially have adverse direct and/or indirect impacts on the scheduled canal. We request that you give these points consideration when assessing the suitability of proposed sites close to the canal.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
- Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

03-May-12 Existing facility: Winchburgh Medical Practice

There is no additional capacity at the present time but as the Winchburgh CDA commences a Partnership centre similar to that of other Partnership Centres is planned and will include a NHS doctor's facility.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 A Flood Risk Assessment is required for this site. Part of the site is at a medium to high risk from fluvial flooding i.e. 1 in 200 years risk and development of this site will increase flooding both to the site and to other sites. The Union Canal flows to the North boundary of the development site. May wish to consider contacting British Waterways to establish whether there is a risk of flooding. The Niddry Burn flows through northern part of the development site before being culverted beneath the Union Canal. Flood risk assessment should incorporate the two culverts (one beneath the B8020 & Union Canal). Water resilient measures are also recommended.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is the Niddry Burn that flows through the north of the site. The Union Canal also flows along the eastern boundary. Any development would require to have a 12m - 20m buffer to the Niddry Burn. There are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

The proposed design for the new grade separated interchange on the M9 at Winchburgh is yet to be finalised, however, the addition of large allocations at Winchburgh would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised and suitable mitigation measures should, if required, be examined and discussed with Transport Scotland.

WLC Contaminated Land

30-Jan-12 Adjacent to shale bings; former miners rows on site. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support; site premature. New primary school required.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Flood Risk Assessment would assist in assessing the site. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via Greendykes Road B8020. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is located in close proximity to two scheduled monuments. The Union Canal forms the northern boundary of the site, while to the west of it is the Faucheldean Bing. The Greendykes bing, which is also scheduled, lies to the south-west, while a fourth scheduled site, an enclosure identified as crop-marks on aerial photographs, lies just to the south-west of Niddry farm. While any development of this site is unlikely to have a direct impact on any of the adjacent scheduled monuments, national planning policy stresses that scheduled sites should as far as possible be preserved within an appropriate setting, meaning that this issue would need to be addressed in relation to any subsequent application for the development of the site. Only one site has been recorded from within the boundaries of the site itself, this being a sluice associated with the canal. Other than this, the majority of the area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, though the 2nd and 3rd editions did indicate the presence of a row of terraced houses on the southern boundary of the site, to the west of Niddry Farm Cottages. As the site does not appear to have been affected by substantial modern development, it may retain some potential to produce buried deposits associated with earlier occupation.

EOI-0204

Not Preferred

Site South of Niddy Farm Cottages, Winchburgh

Status

Current

AITHRIE ESTATES

16 April 2014

Mixed use - housing dominant, circa 153 units (site area 8.5ha)

Yes **Prime Quality Agric Land**

Conclusions:

Greenfield

Class Description

3.1

WINCHBURGH

Site at Faucheldean south west of Winchburgh
EOI-0204

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

Development of this site would constitute an intrusive physical expansion of Winchburgh, well beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement. Development could also affect the setting of a Scheduled Ancient Monument.

The site is located in close proximity to Greendykes and Faucheldean oil shale bings, scheduled monuments, and also to a crop-mark enclosure recorded from the area to the south-west of Niddy Farm, which is also scheduled. National planning policy stresses that scheduled sites should as far as possible be preserved within an appropriate setting.

There are education capacity constraints within the area which prevent development of this site.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
- Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 Development within this site boundary could potentially impact upon the setting of scheduled monument Greendykes, Oil Shale Bing (SM6186). Whilst we are content that application of national and appropriate local policies should be able to mitigate potential adverse impacts, we would expect that allocation of this site would be supported by a management plan for the bing, as is laid out within the current local plan paragraphs 7.75-77.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
- Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Winchburgh Medical Practice

There is no additional capacity at the present time but as the Winchburgh CDA commences a Partnership centre similar to that of other Partnership Centres is planned and will include a NHS doctor's facility.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 There is no requirement for a Flood Risk Assessment or Drainage Assessment for this site and there are no water resilient measures required either.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance is the Niddry Burn which is 230m north of the site. The Union Canal is within 90m of the eastern boundary of the site. There is no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

The proposed design for the new grade separated interchange on the M9 at Winchburgh is yet to be finalised, however, the addition of large allocations at Winchburgh would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised and suitable mitigation measures should, if required, be examined and discussed with Transport Scotland.

WLC Contaminated Land

30-Jan-12 Adjacent to shale bings. Site Investigation likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support; site premature. New primary school required.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 As with EOI-0203, this site is located in close proximity to the Faucheldean and Greendykes Shale Bing, both of which are legally-protected as scheduled monuments, and also to a crop-mark enclosure recorded from the area to the south-west of Niddy Farm, which is also scheduled. Consideration would need to be given to the potential impact of any development proposal on the setting of these monuments, in line with national policies on the treatment of scheduled monuments in the planning process. The site itself is depicted as largely undeveloped on the 1st edition Ordnance Survey map, though two draw wells were shown towards its eastern end. On the 2nd edition, a row of terraced buildings were shown running along the southern frontage of the road, between Niddy village and the building shown as 'The Bungalow' on modern OS maps. These miners' cottages were also shown on the 3rd edition, as was another group, annotated as Niddy Rows, which lay behind the buildings of the modern village, in the north-west corner of the plot. It is likely that evidence for these structures will survive below ground level. Other than this, the majority of the site was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

Site South of Faucheldean, Winchburgh

Status

Current

WINCHBURGH TRUST

20 November 2013

Mixed use - housing dominant, circa 41 units (site area 2.3ha)

Yes **Prime Quality Agric Land****Conclusions:**

Brownfield

Class Description

3.1

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and development of brownfield land. There are other more suitable sites available for development.

Development of this site would constitute an intrusive physical expansion of Winchburgh, well beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement. Development could also affect the setting of a Scheduled Ancient Monument.

There are education capacity constraints within the area which prevent development of this site.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 A large central section of this site covers the scheduled monument Faucheldean Bing (SM5692). Scheduled Monument Consent would be required for development directly affecting the monument, and it is unlikely that this would be granted. Development of the remainder of the site would be likely to have an adverse impact on the setting of the monument.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Winchburgh Medical Practice

There is no additional capacity at the present time but as the Winchburgh CDA commences a Partnership centre similar to that of other Partnership Centres is planned and will include a NHS doctor's facility.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment for this site as part of the site is at medium to high risk from fluvial flooding i.e. 1 in 200 years risk from the Niddry Burn that flows along northern boundary of the development site. There is a bridge located just upstream of the development site and should be incorporated within any detailed modelling. The majority of the development site will be developable however. Water resilient measures should be included within the site. Development of this site would not increase the potential of flood risk out with the site.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the Niddry Burn that flows along the northern boundary of the site. There is no buffer strip required and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

The proposed design for the new grade separated interchange on the M9 at Winchburgh is yet to be finalised, however, the addition of large allocations at Winchburgh would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised and suitable mitigation measures should, if required, be examined and discussed with Transport Scotland.

WLC Contaminated Land

30-Jan-12 Adjacent to former Hopetoun Oil Works, site of shale bing. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support; site premature. New primary school required.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 Given the proximity of the Niddry Burn along the northern boundary a Flood Risk Assessment is required for this site. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access upgrade required onto the B8020. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site encompasses the western end of the Faucheldean Shale Bing, which is legally-protected as a scheduled monument that is considered to be of national significance. It would be a criminal offence to undertake any work that would affect the bing without obtaining a grant of Scheduled Monument Consent in advance from Historic Scotland. The SMC process is entirely separate from planning consent, and is outside the control of the Council as planning authority. Comparison with historic maps indicates that the site also encompasses part of the former Hopetoun Oil Works, depicted on the 2nd and 3rd edition OS maps. Given that a large proportion of this site is scheduled, it appears unlikely that it could feasibly be developed. It is worth noting that it is recorded that a number of long cist burials were found in the area immediately to the south of the site in the early 20th century. Long cists were in use mainly during the 5th-8th or 9th centuries, suggesting a potential early Christian burial ground may have existed in the area.

AITHRIE ESTATES

07 July 2014

Mixed use - housing dominant, circa 151 units (site area 8.4ha)

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

WINCHBURGH

Site south of the Den, west of Winchburgh
EOI-0206

DISMISSED

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

Development of this site would constitute an intrusive physical expansion of Winchburgh, well beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

The site is currently identified as countryside. Development at this location could lead to settlement coalescence and would constitute a physical and intrusive expansion of the existing settlement.

There are education capacity constraints within the area which prevent development of this site.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Winchburgh Medical Practice

There is no additional capacity at the present time but as the Winchburgh CDA commences a Partnership centre similar to that of other Partnership Centres is planned and will include a NHS doctor's facility.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Settlement Wide Primary care requirements : Winchburgh ; new partnership centre planned if CDA Develops

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 A Flood Risk Assessment may be required for this site. There is no requirement for a Drainage Assessment and there is no requirement for water resilient measures.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is the Niddry Burn which lies some 1.6km south of the site. There is no requirement for any buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 As a result of sites submitted particularly along the M8, M9 and at Newbridge and adjacent to the M8 at Junctions 3 and 4, Transport Scotland would recommend an appropriate level of appraisal is undertaken prior to producing the MIR to include a cumulative appraisal of the potential impact of sites on the strategic network including the M8 and M9. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified.

The proposed design for the new grade separated interchange on the M9 at Winchburgh is yet to be finalised, however, the addition of large allocations at Winchburgh would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised and suitable mitigation measures should, if required, be examined and discussed with Transport Scotland.

WLC Contaminated Land

30-Jan-12 Site adjacent to Auldathie Landfill site. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support; site premature. New primary school required.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment may be required for this site. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via existing onto the B9080. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. Current aerial photographs suggest that there may have been some large-scale quarrying or mining in the area to the west of it, but comparison with available historical maps does not provide any indication that this extended into the plot itself. It was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

REGENCO - WINCHBURGH LTD

16 April 2014

Golf course as restoration after-use for Auldcaithie landfill site (site area 75ha)

Yes **Prime Quality Agric Land****Conclusions:**

Mixed

Class Description

3.1

WINCHBURGH

Site at Auldcaithie Landfill Site, west of Winchburgh
EOI-0207

ALTERNATIVE

The site is brownfield and the council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland (SESplan).

The redevelopment of the site is considered an acceptable use of a restored landfill site in the countryside in the form of a recreational use that is appropriate to the countryside and also is can be deemed an acceptable tourism related development.

Only a very small portion of the site (within the north east boundary of site where a watercourse is present) is considered to be at risk of fluvial flooding and this should be taken account of when designing the development. The Union Canal flows to the north boundary of the site and it is recommended that Scottish Waterways is also engaged to establish the likely risk of flooding.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Golf Course allocation 0207 (site at Auldscathie Landfill site, Winchburgh) could encroach on the consultation zones associated with a MAHP operated by Scotland Gas Network Ltd.

NHS - Lothian

03-May-12 Existing facility: Winchburgh Medical Practice

There is no additional capacity at the present time but as the Winchburgh CDA commences a Partnership centre similar to that of other Partnership Centres is planned and will include a NHS doctor's facility.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 Only a very small portion of the development site shown to be at risk of fluvial flooding at 1 in 200 years medium to high risk and as a result no request for a Flood Risk Assessment due to the proposed use (Golf Course). Instead SEPA recommend avoidance of development within North East boundary of site where watercourse is present. The Union Canal flows to the north boundary of the development site. May wish to consider contacting Scottish Waterways to establish whether there is a risk of flooding. Water resilient measures are recommended. Development of the site could increase flood risk potential out with the site.

SEPA - Water Environment

14-Mar-12 The Niddry Burn is the nearest water body to the site. There is no buffer strip and there are no restoration opportunities. The site is 1.3km from the water course.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

The proposed design for the new grade separated interchange on the M9 at Winchburgh is yet to be finalised, however, the addition of large allocations at Winchburgh would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised and suitable mitigation measures should, if required, be examined and discussed with Transport Scotland.

WLC Contaminated Land

30-Jan-12 Former Auldcaithie Landfill Site to undergo restoration and remediation as part of Winchburgh CDA. Restored landfill site likely to incorporate a landfill gas management system. Specific risk assessment for Golf Course end use will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 No historical issues but see SEPA comments. There is no evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Link to CDA master plan to be considered. Potential for two connections onto B9080. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

27-Feb-12

As was noted in relation EOI-0196, the site lies to the south of the Union Canal, which is a scheduled monument, and also to the remains of the remains of Auldcaithie Church, which is also legally-protected as being of national importance. The monument consists of the roofless ruin of a pre-Reformation chapel. The building appears to have been constructed partly from the remains of an earlier building, as packing material within the walls may contain fragments of late 14th-century fabric. The monument is of national importance as an example of a private chapel which prior to the 15th century had attained parochial status. Although the present building has been much altered it still provides physical evidence and has the potential to provide further evidence, through research and excavation, for ecclesiastical architecture, parish evolution and patronage, and material culture in pre-Reformation Scotland. As the church is located in the site to the north, it is unlikely to be directly affected by work in EOI-0207. However, National policy on the treatment of scheduled monuments in the planning process stresses that they should as far as possible be preserved within an appropriate setting. Any proposal for the development of this plot is likely to result in a significant detrimental impact on the setting of the monument (and also on the setting of the scheduled Union Canal). It is difficult to see how this impact could be mitigated. A feature identified as a possible Roman Camp towards the western end of plot EOI-0196 should also be noted. Although the provisional identification of this feature as Roman is uncertain, its precise location is unclear, meaning that there is some potential that elements of it could extent into site EOI-0207. It is likely that further work would be needed to investigate this should this site be proposed for development. In addition to these features, located in the plot to the north, two sites have been recorded from within site EOI-0207. One of these is the former site of Auldcaithie Farm, located to the SE of the church. This settlement was shown on the 1st, 2nd and 3rd editions, and was also depicted on Roy's Military Survey of Scotland, undertaken in the period 1747-55, indicating that occupation on the site pre-dates the period of widespread agricultural improvement in the late 18th and early 19th centuries. Although the farm no longer appears on modern OS maps, it is likely that elements of it will survive below ground level. The second site recorded from within the site is a possible enclosure, though it is suggested that this may have been removed by opencast mining. Other than this, the majority of the area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

MANOR FOREST LTD

09 July 2014

Retail with possibility of a mixed use scheme

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site lies within the settlement envelope of Livingston and is within an existing employment area in the adopted plan. It is proposed, through related EOI-0209, to allocate the site for residential development, which is preferred in this instance to a mixed use retail development.

The council is also minded to grant planning permission for this site, subject to conclusion of a Section 75 legal agreement for residential development on the site.

The site is brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan.

The site is not appropriate for retail use as it is not within the town centre of Livingston or on the edge of the town centre and any proposal would therefore be likely to fail the sequential test for retail development.

Toronto Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

- 14-Mar-12 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site. Redevelopment of the site will also not increase any flood risk to the site or out with the site. There is also no requirement for any water resilient measures to be developed on the site.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body of any significance to the site is the River Almond (Breich Water confluence to Maitland Bridge) which lies some 310m south of the site at its nearest point. There is no requirement therefore for any buffer strip and there are no restoration opportunities.
-

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Site of Buchanan House. Tanks, sub-stations present on site. Building known to contain asbestos. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 Within current employment site. Any loss of employment capacity should be on the basis of compensatory investment. Would support mixed use.

WLC Education

09-Jul-12 Education concerns mixed use allocation preferred.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

15-Feb-12 The flood hazard map shows some pluvial flooding associated with this site. It anticipated that this can be eliminated by effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to fully equipped play area 2500 m2 would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access as per minded to grant planning approval. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. The area was depicted as undeveloped ground on the 1st, 2nd and 3rd edition OS maps, but is now shown as being occupied by a large modern office building. Given the amount of ground disturbance likely to have been required for the creation of this structure and associated landscaping, any proposal for redevelopment of the site is unlikely to raise a major archaeological issue.

MANOR FOREST LTD

31 March 2014

Residential circa 90 units

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan.

The council is minded to grant planning permission for housing on this site, subject to conclusion of a Section 75 legal agreement.

This site is within the settlement boundary and presents a logical next phase of residential development.

Toronto Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

In reference to noise, in order to protect the amenity of neighbouring developments or future occupiers the issue of aircraft noise should be considered on this site at the outset and the impact of noise within a residential property or associated amenity space is considered from all potential sources. Detailed building design, layout and noise mitigation may address potential aviation noise from within potential residential properties. The proximity of the airport will influence the height and form of buildings and the landscaping within developments.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

14-Mar-12 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site. Redevelopment of the site will also not increase any flood risk to the site or out with the site. There is also no requirement for any water resilient measures to be developed on the site.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is the River Almond (Breich Water confluence to Maitland Bridge) which lies some 310m south of the site at its nearest point. There is no requirement therefore for any buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 Same site as EOI-0208 - no records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Site of Buchanan House. Tanks, sub-stations present on site. Building known to contain asbestos. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No objections, developer contributions required however for RC secondary sector.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 The flood hazard map shows some pluvial flooding associated with this site. It anticipated that this can be eliminated by effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to fully equipped play area 2500 m2 would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access as per minded to grant planning approval. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. The area was depicted as undeveloped ground on the 1st, 2nd and 3rd edition OS maps, but is now shown as being occupied by a large modern office building. Given the amount of ground disturbance likely to have been required for the creation of this structure and associated landscaping, any proposal for redevelopment of the site is unlikely to raise a major archaeological issue.

Clarendon Farm South of Linlithgow

Status

Current

MANOR FORREST LTD

03 July 2014

Residential, circa 60 units (site area 26ha)

Yes Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

2

The site lies partly within the Upper Linlithgow and Union Canal Conservation Area. The southern end of the site has a mutual boundary with the Bathgate Hills AGLV. Careful consideration would be required and regard had to any impact on the conservation area within the site and Scheduled Ancient Monuments on the site and their settings.

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is therefore supported in this instance. Careful consideration is, however, required regarding any site layout in terms of access and impacts on the local road network and also in terms of potential negative impacts on the AGLV and candidate Special Landscape Area identified in the draft West Lothian Local Landscape Designation Review. It is also important to ensure development is off the ridge in terms of impacts on the AGLV and cSLA to ensure that any development is not exposed.

This site represents a logical expansion south and east of the existing built form in Linlithgow and would represent a rounding off of this part of the settlement. It is noted that a planning application for housing on the site was refused in March 2014 and is the subject on appeal to Scottish Ministers.

The site is in close proximity to a bus route and also lies within 200m of Linlithgow Railway Station that makes it attractive in sustainable transportation terms. The vehicular access to the site would also be potentially challenging and would require to be overcome to the satisfaction of the council.

Flood risk and drainage issues would also be required to be overcome in terms of appropriate infrastructure.

Education capacity concerns and timing and phasing of development would also require to be overcome, through agreement with the council and through the submission of appropriate developer contributions for infrastructure.

Low Port Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigners Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
The site lies in close proximity to the Union Canal. One of the key characteristics of the Union Canal is the alternation between rural and urban settings, and increased development along the rural sections of the canal has the potential to lead to a cumulative erosion of that character. Additionally, such development may bring pressure for supplementary crossings, which could potentially have adverse direct and/or indirect impacts on the scheduled canal. We request that you give these points consideration when assessing the suitability of proposed sites close to the canal.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Linlithgow Health Centre

The existing health centre in Linlithgow is in poor condition and has no scope to be physically extended. If there was to be more demand/larger population, a new facility would have to be developed but it is unclear whether the existing GP practices would want to expand even if a new facility is built. The NHS has been tentatively approached by the Burghmuir applicant in order that a site for a new health centre could be provided on their site. Unclear whether GPs would want to expand their practices even if new facility built.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water mains extensions will be required. There is 300mm trunk main crossing the site.
- In terms of waste water treatment the site is served by the LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourses that transect the site. Due to steep topography located to the north of the allocation, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Water resilient measures are recommended. The Union Canal flows adjacent to development site and SEPA would recommend contact is made with British Waterways to establish whether there is a risk of flooding. There is a Flood prevention scheme in Linlithgow but it doesn't relate to this site. Development will increase flood risk potential out with this site.
-

SEPA - Water Environment

- 14-Mar-12 The Union Canal traverses the northern boundary of the site and is within 10-12m of the site boundary. Contact should be made with Scottish Canals on this matter. There is no buffer strip required and there are no restoration opportunities. Surface water discharges to Linlithgow Loch or Union Canal and there is a high level of SUDS needed therefore to attenuate this site. Apart from the Union Canal Linlithgow Loch is the nearest water body of significance to the site, being some 520m from the site at its nearest point.
-

SNH

- 14-Feb-12 A biodiversity assessment is required for this site, given its rural and edge of settlement location and there are protected species in the locality. Green infrastructure could be developed based on existing field boundary hedges/standards.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 St Michaels Hospital on site, adjacent to former Linlithgow Poorhouse. Site Investigation likely to be required.
-

WLC Economic Property Development

- 21-Jun-12 No comments.
-

WLC Education

- 09-Jul-12 Education concerns - capacity issues related to wider implications arising from possible developments elsewhere in Linlithgow which will all impact on capacity at Linlithgow Academy.
-

WLC Environmental Health

- 19-Jun-12 Potential Air Quality impact from increased traffic in Linlithgow.
-

WLC Flood Risk Assessment

05-Dec-13 There are some potential flooding issues associated with this site in terms of flood risk.

Much of this site is within the Linlithgow Loch catchment. Development of the site has the potential to impact very negatively on Linlithgow Loch a body of water which is deteriorating from what was a mesotrophic loch to one that is currently eutrophic trending towards hyper-eutrophic. There are seasonal impacts on public health and public use of the loch for associated with extensive and long-lasting toxic algal blooms and the low oxygen conditions that this creates impacts on the ability of the loch to support fish. There have been a number of fish kills during the late summer. In summer 2013 much of the fish population was under significant visible stress and a large number of fish were killed.

If surface runoff were to be directed to the public sewer it would increase the risk of flooding to properties in the High Street and in the town bay of the loch due to the balancing function performed by the loch through a complex series of level controls. The loch is a heritage asset owned by Scottish Ministers and supports an important SSSI which is in a deteriorating condition.

The implications for development of this site are serious. It is a very steep site. Surface runoff from the site would need to be subject to a particularly rigorous treatment and attenuation regime exceeding normal expectations. Preference would be for surface runoff to be directed to the canal. A high level of attenuation and treatment of runoff would apply.

The additional volume of wastewater generated by development also presents a serious risk assuming that it is to be directed to Linlithgow Bridge Wastewater Treatment Works. Already there are a number of spills from a combined sewer overflow into the loch which contributes to impaired water quality. An increase in the number of spills associated with additional volumes is unacceptable. There is also regular flooding in the High Street as a result of temporary lack of capacity in the combined sewer during periods of intense rainfall. Increasing the number of events of the extent of these events will not be acceptable.

Update 05/12/13 - A very significant amount of surface water currently comes off the agricultural land and is already noted as being problematic. Built development and hard surfacing would potentially exacerbate this situation.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Level difference to Clarendon Road needs to be addressed; road capacity limited given existing developments; footpath links to bus stop required. Main access via St Michael's hospital access road but capacity limited and secondary access required to site. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site, though it is located immediately to the south of a section of the Union Canal, which is legally-protected as a scheduled monument. The area was depicted as largely undeveloped ground on the 1st edition OS map of the mid 19th century, though the Linlithgow Poor House was shown immediately to the east of it (adjacent to the current site of St Michael's Hospital). An old quarry was also shown within the plot on the 1st edition, and this feature also appears on modern OS maps. By the time of the 3rd edition, a Joint Fever Hospital was shown within the site, on the site now occupied by St Michael's Hospital, but other than this, the area appears to have remained as largely undeveloped Greenfield for at least the last 150 years. This would suggest that it retains some potential to produce buried deposits associated with earlier phases of occupation.

MR ROY HENDERSON

02 April 2014

Amendment to settlement envelope requested on west side of Armadale for extended domestic garden (site area 0.40ha)

No **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

There are infrastructure constraints which impact on development of the site and education capacity constraints within the area which prevent development of this site.

Other more acceptable sites are proposed to be brought forward to support development requirements.

The site provides an element of screening helping to frame the collection of properties at this location. Development of the site could result in visual intrusion and a loss of mature deciduous woodland.

Eastertoun Primary/Armadale Academy, St Anthonys/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Armadale Group Practice
All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
There is significant pressure on the GP practice in Armadale as a consequence of significant population growth due to recent development and the existing GP building has limited capacity to enable a reconfiguration of current facilities. The community services are housed in Armadale Clinic next door to the current practice and the facilities here are no longer fit for purpose. There needs to be a clear understanding of future projected growth in order to identify the best solution for the GP Practice and community services. New development in Armadale might give rise to a need for new or additional facilities to cope with CDA development. This could link to requirements at Blackridge. Discussions with CDA developer EWP are ongoing regarding the siting of a new facility at Armadale Station.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the ARMADALE waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment for this site. here are uncertainties on the OS map regarding the location of a small watercourse. However, this allocation is shown to be a garden ground extension. Consideration should be given to any culverted structures nearby/within the site. Should an application be submitted for residential development we would recommend investigation into any potential culverts on-site and highlight Planning Advice Note 69 'Planning and building Standards Advice on Flooding' which states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active". There is no requirement for any water resilient measures to be introduced to the site.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body to the site of any significance is the Logie Water. There is no buffer strip required and there are no restoration opportunities. The Barbauchlaw Burn is some 300m north of the site also.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

Sites situated near to the A801 or which have the potential to impact upon the A801, should be assessed in relation to the role of the route as detailed within the National Planning Framework 2 (NPF2) and within the Government's Strategic Transport Projects Review (STPR) as part of Intervention 20 - Grangemouth road and rail access upgrades. This includes the potential for carriageway improvements and a new viaduct.

WLC Contaminated Land

30-Jan-12 Site Investigation carried out as part of a previous planning application.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education concerns. However, only an amendment to the settlement envelope is requested to reflect garden ground so may be ok.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 No specific issues, drainage difficulties, but these are being addressed. Requirements for SUDS and Flood Risk Assessment.

Development of this site for additional garden ground does not present concerns. If the site were to be developed for housing however consideration would have to be given to the risk of pluvial flooding affecting the road at this location.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Site access via the A89. cumulative impact of developments on the A89 needs to be considered. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site, located to the east and north of EOI-0048. The site was shown as largely undeveloped on the 1st edition OS map, though it did lie immediately to the north of the Barbauchlaw Coal Pit. By the time of the 2nd edition, there is some suggestion that dumping of waste material may have taken place, and further evidence of dumping was shown on the 3rd edition. This is likely to have had a detrimental effect on the survival of any buried deposits that may have been present, and would suggest that the development of this site would be unlikely to raise a major archaeological issue.

MR DANDY

25 November 2013

Residential/mixed use tbc

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

2

The site lies within an AGLV and is visually sensitive, serving as an attractive backdrop to the village.

Development would be visually intrusive. There is no education capacity to support development of the site.

East Calder Primary/West Calder High, St Pauls/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the core development area (CDA) at Calderwood is to provide for a new neighbourhood centre where health facilities could be accommodated subject to further discussion.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 No comments - site withdrawn.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment for this site, but it is noted that no boundaries have been provided. Consideration should be given to the River Almond to the northeast of the site and the small watercourse to the west of the site in terms of an initial assessment of flood risk to the area to determine flood risk and any potential requirements.
-

SEPA - Water Environment

- 14-Mar-12 SEPA are unable to comment on the site in any detail as no site boundaries have been provided. However the site is likely to be close to the River Almond that lies north of the general location of the site.
-

SNH

- 30-Apr-13 Protected species within the vicinity of the site. Retaining woodland and maintaining 30m standoff from woodland edge likely to be sufficient to avoid licensing requirements. Existing boundary along River Almond to the north should be retained (nb. no details on site boundary, assume this riparian woodland may be included). This approach should also be taken for woodland to the east, which forms part of the Country Park. Retain existing line which leads to Camps viaduct and incorporate into access, with links to wider provision in the Country Park and beyond.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. railway lines and goods shed. Other potentially contaminative industries, e.g. factory works, have operated within the vicinity of the site. Phase 1 Study may, or likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support. School capacity available.

WLC Environmental Health

04-Apr-13 Design requirement for protection of residential development from commercial noise.

WLC Flood Risk Assessment

18-Jan-13 No comments. Site withdrawn from process. However account should be taken of SEPA comments if the site is to be pursued.

Parts of this site appear susceptible to pluvial flooding. It is anticipated that this could be eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via Almondell Terrace and B7015. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is located outside the area of increased archaeological sensitivity associated with the historic core of East Calder, and no sites have been recorded. However, the majority of the area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation.

MR DANDY

25 November 2013

Residential/mixed use tbc

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

2

The site lies within an AGLV and is visually sensitive, serving as an attractive backdrop to the village.

Development would be visually intrusive. There is no education capacity to support development of the site.

East Calder Primary/West Calder High, St Pauls/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 45m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: East Calder Medical Practice
- East Calder currently has no capacity and needs to be replaced. However, it is understood that the core development area (CDA) at Calderwood is to provide for a new neighbourhood centre where health facilities could be accommodated subject to further discussion.
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 No comments - site withdrawn.
-

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment for this site, but it is noted that no boundaries have been provided. Consideration should be given to the River Almond to the northeast of the site and the small watercourse to the west of the site in terms of an initial assessment of flood risk to the area to determine flood risk and any potential requirements.
-

SEPA - Water Environment

- 14-Mar-12 SEPA are unable to comment on the site in any detail as no site boundaries have been provided. However the site is likely to be close to the River Almond that lies north of the general location of the site.
-

SNH

- 30-Apr-13 Protected species within the vicinity of the site. Retaining woodland and maintaining 30m standoff from woodland edge likely to be sufficient to avoid licensing requirements. Existing boundary along River Almond to the north should be retained (nb. no details on site boundary, assume this riparian woodland may be included). This approach should also be taken for woodland to the east, which forms part of the Country Park. Retain existing line which leads to Camps viaduct and incorporate into access, with links to wider provision in the Country Park and beyond.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. railway lines and goods shed. Other potentially contaminative industries, e.g. factory works, have operated within the vicinity of the site. Phase 1 Study may be, or likely to be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support school capacity available.

WLC Environmental Health

04-Apr-13 Design requirement for protection of residential from commercial noise.

WLC Flood Risk Assessment

18-Jan-13 No comments. Site withdrawn from process. However account should be taken of SEPA comments if site is pursued.

Parts of this site appear susceptible to pluvial flooding. It is anticipated that this could be eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via Almondell Terrace and B7015. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 As with EOI-0212, the site is located outside the area of increased archaeological sensitivity associated with the historic core of East Calder, and no sites have been recorded. However, the majority of the area was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation. The plot is located within 300m of the Almondell Aqueduct, which is legally-protected as a scheduled monument. National policy on the treatment of scheduled monuments in the planning process stresses that they should as far as possible be preserved within an appropriate setting, meaning that this issue would need to be considered in relation to any subsequent development proposal.

Issues relating to cycling routes throughout West Lo

Status

Current

ALISTAIR MORRISON

25 November 2013

Enhancing of cycling routes throughout West Lothian, including specific proposals for development.

No Prime Quality Agric Land

Conclusions:

Mixed

Class Description

This will be considered further as the LDP progresses.

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 N/A

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 N/A

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 No comments.

SEPA - Flooding

14-Mar-12 No comments, district wide policy issues.

SNH

14-Feb-12 No comments at this stage. Can comment further once more information is available.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 N/A

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No comments.

WLC Flood Risk Assessment

18-Jan-13 No comments.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

12-Apr-13 See Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 N/A

WOSAS

27-Feb-12 N/A

MR DAVID A TOD

09 July 2014

Residential use (site area 21.41ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The site could contribute towards the council's emerging Regeneration Strategy which seeks to address a number of key outcomes of reducing inequality, improving health and well-being, increasing employment opportunities, improving education and skills and carrying out environmental improvements. This is particularly applicable to communities located in the west of West Lothian by providing a different housing mix through allocating sites for private sector investment and assist in achieving more balanced communities.

Woodmuir Primary/West Calder High, St Thomas/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Breich feeds into the Fauldhouse Partnership Centre where currently there is capacity.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water mains extensions will be required. There are two 12" trunk mains to the west of the site. These will need to be taken into consideration when planning the site layout.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment for the site that assesses the flood risk from the Woodmuir Burn (the Woodmuir Burn is <3km² for part of the site. Consideration should also be given to any culverted watercourses within/nearby the site. A small part of the site may be at medium to high risk from fluvial flooding i.e. 1 in 200 years risk. There is no requirement for water resilient measures recommended. Development of this site will increase flood risk potential out with this site.

SEPA - Water Environment

14-Mar-12 A buffer strip of between 6m-12m would be required between any development and the Woodmuir Burn that straddles the southern boundary. There would also be restoration opportunities to the watercourse from any development of this site. Development on this scale may require additional sewage treatment capacity at Fauldhouse STW or new STW. Point source sewage pressure on water body 3021 Woodmuir Burn looks as though it has natural channel form and course, however there may be opportunitie

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Old Iron Mine and quarries present on site. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - development to east of new school. Developer contributions towards West Calder HS and denominational SS. Capacity issues at secondary school level.

WLC Environmental Health

19-Jun-12 Rail noise to north.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment is required to be submitted for this site which assesses the flood risk from the Woodmuir Burn (the Woodmuir Burn is <3km² for part of the site. Consideration should also be given to any culverted watercourses within/nearby the site. Could be significant agricultural run off also to the site. Parts of this site appear susceptible to pluvial flooding. It is anticipated that this could be eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 New access via A71 and Woodmuir Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site, though it is apparent that it was formerly part of the shale mining industry. Although it was depicted as undeveloped ground on the 1st edition OS map of the mid 19th century, by the time of the 2nd edition, the southern part of the site was occupied by the extensive buildings of the Uphall Oil Works, while the Holmes Oil Works was shown in the SE corner. Large bings of waste material was depicted to the north of these works, while an area of housing, annotated as Stankard Rows, was also shown toward the western boundary of the plot. The Uphall works also appeared on the 3rd edition, and was associated with more extensive dumping to the north and west of the complex itself. Although the Holmes works was no longer shown, dumping to the north of its former site appears to have continued, with mineral railways shown running into the site from the south-east. A third mine, annotated as Roman Camp Shale Pit no. 4 was also shown on the 3rd edition, again with an associated mineral railway running south across the plot. Although these features no longer appear on modern OS maps, it is apparent that evidence for the former industrial use of the area remains. While the site of the Uphall Oil Works and Roman Camp Shale Pit appear to be occupied by elements of the Uphall Industrial Park, the site of the Holmes Oil Works and the associated bing remain open, and indeed the bing remains a prominent feature of the landscape. The areas of dumping to the north and west of the Uphall works seem to have been largely removed, though it is likely that this process would have had a detrimental impact on any deposits relating to earlier phases of occupation that may have been present. While there are areas of the site that do not appear to have been affected by industrial activity, and so would retain some potential to produce buried deposits, further work would be needed to identify their location and extent.

UPHALL ESTATES LTD

23 April 2014

Mixed use comprising retail, food/drink, hotel, business/employment generation and residential.

Yes **Prime Quality Agric Land**

Conclusions:

Partial

Class Description**UPHALL**

Land at Uphall Industrial Estate, south of the A89
EOI-0216

PREFERRED (IN PART)

That part of the site previously allocated for development in the West Lothian Local Plan and already contributing towards the established employment land supply should be retained. Furthermore, an extension of this employment area to the south west and north east can help to provide additional employment land supply with little or no adverse environmental consequence.

The site is however part of the Livingston countryside belt, preventing the coalescence of Uphall Station. Uphall and Broxburn with Livingston, and intrusive new build development such as residential and commercial retail/leisure uses (including a hotel) would constitute a physical and intrusive expansion of Broxburn/Uphall further southwards, well beyond the limit of development which is already provided for in the adopted WLLP CDA allocation. The said countryside belt should instead be strengthened at this location and its designation should therefore be extended to embrace the current "white land" element of the site.

Development would be physically constrained by a Scottish Gas feeder pipeline which passes through the middle of the site. It is also the case that the site is also wholly within the consultation zone.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.

The site is at partial risk of fluvial flood risk from the Beugh Burn, which is culverted within part of the site and no development should occur on top of the culvert in line with Scottish Planning Policy and Planning Advice.

SEPA will require the submission of a Flood Risk Assessment to accompany any planning application as development of this site would increase the flood risk both within and outwith this site.

There is a history of industrial activity associated with the site (site of the former Uphall Oil Works and associated Shale Bings) and there is the potential for significant soil contamination which warrants appropriate investigation.

The site is potentially ecologically sensitive. Badger activity has been recorded within the boundary of site with the Beugh Burn.

Broxburn Primary/Broxburn Academy, Uphall Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses**Current Status****Proposed Use**

British Airports Authority (BAA)

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 10m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
-

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.
-

Historic Scotland

- 05-Mar-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 Mixed use allocation 0216 (land at Uphall Industrial Estate, south of A89, Uphall) encroaches on the consultation zone associated with a MAHP operated by National Grid Gas Plc.
-

NHS - Lothian

- 03-May-12 Existing facility: Strathbrock Partnership Centre
- There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK or BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment for this site. The site is at partial risk of fluvial flood risk from the Beugh Burn, which is culverted within part of the site and no development should occur on top of the culvert in line with Scottish Planning Policy and Planning Advice Note 69 'Planning and Building Standards Advice on Flooding. Assessment into the feasibility of opening watercourse. Number of small watercourses which could be culverted within site should also be assessed in terms of flood risk. Development of the site will increase flood risk potential out with the site. Development of this site will increase flood risk out with the site and to the site.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance, other than the Beugh Burn, is the Brox Burn (by Wester Tratraven to Ryal Burn confluence), A 6m buffer would be required between any development and the Beugh Burn. There is also Stankards Bing runoff on site for remediation. Deculverting potentially on site should also be considered which is not captured as a restoration opportunity because it is not a "known issue" i.e doesn't feature on measures database.

SNH

14-Feb-12 Badger record within site boundary. Existing field boundaries and woodland offer a good basis for green infrastructure delivery. Possible link at west of the site to the existing path to the railway station.

Transport Scotland

19-Sep-11 There are numerous sites that could have the potential to impact upon the M8 Junctions 3 and 4. A cumulative appraisal of any potential impact at these junctions should be undertaken. Appraisal will help identify any potential wider cumulative impacts and infrastructure improvements necessary to deliver the selected sites across the strategic network; and identify specific impacts and mitigation measures that may be required. This information should be included within the plan and associated Action Programme. Appraisal should be cognisant of the potential phasing of developments to ensure development completion and the sequencing of associated infrastructure delivery is identified. Development of the site could potentially on Junction 3 of the M8.

WLC Contaminated Land

30-Jan-12 Site of the former Uphall Oil Works and associated Shale Bings. Currently occupied by an Industrial Estate. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 Employment and ancillary uses only are acceptable in principle.

WLC Education

09-Jul-12 Education concerns - site split by two catchments - Uphall and Kirkhill Primary Schools, but manageable.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 The Beugh Burn is in culvert under the Stankards Bing, with potential for collapse. See also SEPA comments. Could develop downstream of culvert (east side).

This site includes a long section where the Beugh Burn is culverted beneath Stankards Uphall East Bing. The culvert is in a poor condition. Collapse of the culvert would present a potentially serious flooding situation upstream affecting roads and infrastructure. It is suggested that development of this site should be conditional upon either day lighting of the culvert or its remediation. To the east the site is dissected by the Beugh Burn in open section. A Flood Risk Assessment would be required to determine the extent of land capable of being developed. There is also some pluvial flooding on the site. It should be possible to eliminate the latter through effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Planning gain equivalent to play provision of 400m² would be required. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Use existing access to south of A89. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

27-Feb-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site, though it is apparent that it was formerly part of the shale mining industry. Although it was depicted as undeveloped ground on the 1st edition OS map of the mid 19th century, by the time of the 2nd edition, the southern part of the site was occupied by the extensive buildings of the Uphall Oil Works, while the Holmes Oil Works was shown in the SE corner. Large bings of waste material was depicted to the north of these works, while an area of housing, annotated as Stankard Rows, was also shown toward the western boundary of the site. The Uphall works also appeared on the 3rd edition, and was associated with more extensive dumping to the north and west of the complex itself. Although the Holmes works was no longer shown, dumping to the north of its former site appears to have continued, with mineral railways shown running into the site from the south-east. A third mine, annotated as Roman Camp Shale Pit no. 4 was also shown on the 3rd edition, again with an associated mineral railway running south across the plot. Although these features no longer appear on modern OS maps, it is apparent that evidence for the former industrial use of the area remains. While the site of the Uphall Oil Works and Roman Camp Shale Pit appear to be occupied by elements of the Uphall Industrial Park, the site of the Holmes Oil Works and the associated bing remain open, and the bing remains a prominent feature of the landscape. The areas of dumping to the north and west of the Uphall works seem to have been largely removed, though it is likely that this process would have had a detrimental impact on any deposits relating to earlier phases of occupation that may have been present. While there are areas of the site that do not appear to have been affected by industrial activity, and so would retain some potential to produce buried deposits, further work would be needed to identify their location and extent.

Muirend Moorings, Broxburn

Status

Current

MORAG CADZOW

25 November 2013

Provision of Canal based moorings at Muirend south of Broxburn

Yes Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

2

The site is located within an area of special agricultural importance and is prime quality agricultural land. Development would result in visual intrusion.

There are infrastructure issues associated with this site.

Broxburn Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 3 houses or two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 05-Mar-12 The scale and nature of the proposed development would have a direct impact on the scheduled monument Union Canal, River Almond to River Avon (SM8954), altering its character and nature at this location. The provision of slipway, pumping out stations, a marina for up to 80 canal boats would constitute a major intervention into the scheduled monument. Whilst we consider that there is scope to accommodate some canal related retail/leisure development in the area indicated, we have significant concerns about the scale of development proposed. We would not support such adverse alteration of the canal at this location. One of the key characteristics of the Union Canal is the alternation between rural and urban settings, and increased development along the rural sections of the canal has the potential to lead to a cumulative erosion of that character. Additionally, such development may bring pressure for supplementary crossings, which could potentially have adverse direct and/or indirect impacts on the scheduled canal. We request that you give these points consideration when assessing the suitability of proposed sites close to the canal.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI NEWBRIDGE waste water treatment works (WWTW) where there is insufficient capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA do not require either a Flood Risk Assessment or Drainage Assessment to be submitted for this site, development of this site would not increase any flood risk out with the site also. Water resilient measures could however be included in the site given that the Union Canal traverses the northern and eastern boundaries. Consultation is required with Scottish Waterway and it is recommended advice is sought with them with regards to flood risk from the Canal.
-

SEPA - Water Environment

- 14-Mar-12 The nearest water body to the site is the Union Canal that traverses the northern and eastern boundary of the site. There is no buffer strip required and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 Rail and motorway noise at south side.

WLC Flood Risk Assessment

21-Jan-13 No significant issues reference should be made to SEPA comments. Flooding/drainage issue at Muirend Cottage. No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Constrained access point, use existing access. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 See comments at EOI-0116.

PROPERTY MANAGEMENT AND DEVEL

25 November 2013

Residential, 90-100 units (site area 2.526ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site would result in visual intrusion and there are infrastructure issues affecting to this site.

Much of the site has already been taken up by the new primary school.

There are education capacity constraints at secondary school level.

Woodmuir Primary/West Calder High, St Thomas/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

17-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 3 houses or two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

In reference to noise, in order to protect the amenity of neighbouring developments or future occupiers the issue of aircraft noise should be considered on this site at the outset and the impact of noise within a residential property or associated amenity space is considered from all potential sources. Detailed building design, layout and noise mitigation may address potential aviation noise from within potential residential properties. The proximity of the airport will influence the height and form of buildings and the landscaping within developments.

British Airports Authority (BAA)

11-Jul-13

The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

16-Jul-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Breich feeds into the Fauldhouse Partnership Centre where currently there is capacity.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment for this site as part of the site is at risk from fluvial flooding to a medium and high level from the Woodmuir Burn that traverses the southern boundary of the site, i.e. 1 in 200 years. Development of this site will also increase the risk of flooding to the site and out with the site. Consideration should also be given to any culverted watercourses within/nearby the site.

SEPA - Water Environment

14-Mar-12 This site has a watercourse running through the southern end of the site (the Woodmuir Burn). A buffer strip would be required of 6-12m between any development and the watercourse and there would be restoration opportunities to this watercourse. Development on this scale may require additional sewage treatment capacity at Fauldhouse STW or new STW. Point source sewage pressure on water body 3021 Woodmuir Burn looks as though it has natural channel form and course.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Site of new Breich Primary School.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 No apparent issues, site now being developed for Breich Primary School has been assessed for flood risk.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access via Woodmuir Place. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of Community Recycling Centre sites we might operate at that time.

WOSAS

27-Feb-12 See comments relating to planning application 0557/FUL/11. The site does not appear to have been affected by previous modern development. Archaeological evaluation trenching was undertaken in January 2012 to determine whether any deposits relating to earlier phases of occupation were present but did not identify any significant archaeological material within the site. Further archaeological work is likely to be necessary in relation to any further application for development on this site.

PROPERTY MANAGEMENT AND DEVEL

09 July 2014

Residential, 70 units (site area 2.07ha)

No Prime Quality Agric Land

Conclusions:

Mixed

Class Description

Development of the site would result in visual intrusion and there are infrastructure issues affecting to this site.

Development would breach the A71 defensive boundary and there are likely to be noise issues given the proximity of the railway line.

The site forms established community woodland. Development would result in the loss of this community asset.

There are education capacity constraints at secondary school level.

Woodmuir Primary/West Calder High, St Thomas/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

16-Jul-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Breich feeds into the Fauldhouse Partnership Centre where currently there is capacity.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions will be required.

SEPA - Flooding

- 14-Mar-12 SEPA require a Flood Risk Assessment for this site which assesses the flood risk from the small drain to the east of the site allocation. Consideration should also be given to any culverted watercourses within/nearby the site. Development of this site will also increase the potential of flood risk out with this site.
-

SEPA - Water Environment

- 14-Mar-12 There is a pond in the eastern part of the site. A6m buffer would be required to this and there would also be some restoration opportunities in the site. Development on this scale may require additional sewage treatment capacity at Fauldhouse Sewage Treatment Works or new Sewage Treatment Works. Point source sewage pressure on water body 3021. There may be opportunities for habitat enhancement of watercourse at eastern boundary.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

- 21-Jun-12 No comments.
-

WLC Education

09-Jul-12 Education support - for some development at Breich but preferred elsewhere to east of new school. Developer contributions towards West Calder High Sschool and denominational secondary school. Capacity issues at secondary level.

WLC Environmental Health

10-Jul-12 Potential rail nose impact.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this site which assesses the flood risk from the small drain to the east of the site allocation. Consideration should also be given to any culverted watercourses within/nearby the site. There may also be agricultural run off. This site is considered at a fairly serious risk of pluvial flooding which includes the adjacent railway line. It is uncertain the extent to which effective engineering will be able to overcome this problem without substantial cost implications. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access onto the A71. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is located within an area of rig and furrow cultivation indentified on large scale vertical aerial photographs taken in 1975. Other than that, the site was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier occupation. However, current aerial photographs indicate that the area may now be under tree cover. The action of tree roots and preplanting ploughing is likely to have had a detrimental effect on any buried deposits relating to earlier phases of activity that may have been present on the site.

PROPERTY MANAGEMENT AND DEVEL

25 November 2013

Residential, 20 units (site area 1.315ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site would result in visual intrusion and a substantial loss of trees.

Development would breach the A71 defensive boundary and there are likely to be noise issues given the proximity of the railway line.

There are infrastructure issues affecting to this site.

There are education capacity constraints at secondary school level.

Woodmuir Primary/West Calder High, St Thomas/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

16-Jul-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Breich feeds into the Fauldhouse Partnership Centre where currently there is capacity.

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required. Water impact assessment (WIA) would be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions will be required.

SEPA - Flooding

- 14-Mar-12 SEPA do not require either a Flood Risk Assessment or Drainage Assessment for this site and development of this site will not increase flood risk out with this site.
-

SEPA - Water Environment

- 14-Mar-12 There is no water body near the site and there is no requirement for any buffer strip and there are no restoration opportunities. Development on this scale may require additional sewage treatment capacity at Fauldhouse Sewage Treatment Works or new Sewage Treatment Works. Point source sewage pressure on water body 3021. There may be opportunities for habitat enhancement of watercourse at eastern boundary.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

- 19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 13-Feb-13 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.
-

WLC Economic Property Development

- 21-Jun-12 No comments.
-

WLC Education

09-Jul-12 Education support for some development at Breich but preferred elsewhere to east of new school. Developer contributions towards West Calder High School and denominational secondary schools. Capacity issues at secondary level.

WLC Environmental Health

19-Jun-12 Potential rail nose impact.

WLC Flood Risk Assessment

18-Jan-13 No evidence of particular flood susceptibility. The usual attenuation and treatment of runoff criteria would apply.

WLC Flood Risk Assessment

21-Jan-13 No specific issues.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for the location.

WLC Transportation

27-Nov-13 Access via existing access or a new access onto the A71. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is located to the west of EOI-0219, and similarly falls within the area of rig and furrow cultivation identified on aerial photographs taken in 1975. While trees are present at the western end of the site, the eastern section appears to remain as open ground. Although this was shown as undeveloped on the 1st edition OS map, a row of terraced houses was shown on the 2nd edition. These were annotated as Beich Terrace, and lay directly on the road frontage. Although these no longer appear on modern OS maps, it is possible that elements associated with them may survive below ground level.

SCOTTISH ENTERPRISE

09 July 2014

Residential (site area 5.78ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The site is proposed to be de-allocated from class 4 and 5 uses and will revert to a housing use as proposed under submission EOI-0221 given the predominance of surrounding residential uses and other compatible uses such as Eliburn Park. A planning application for housing, submitted in 2013, ref 0822/P/13, is under consideration by the council.

This site is within the settlement boundary and would present a logical next phase of residential development.

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance.

Deans Primary/Deans Community High, St John Ogilvie/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 10m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

16-Jul-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required. There is waste water pipe work a cross the bottom of the site.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the Nell Burn that flows along the eastern perimeter of the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. Development of this could increase flood risk out with this site unless appropriately mitigated. There are no water resilient measures recommended.

SEPA - Water Environment

14-Mar-12 The nearest water body of any significance to the site is the Lochshot Burn which is 560m south of the site, however the Nell Burn is within 20m of the eastern boundary of the site. There is no buffer strip required and there are no restoration opportunities. The Nell Burn flows into the Eliburn Reservoir that is 230m south of the site.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 Support in principle, however, any loss of employment capacity should be on the basis of compensatory investment.

WLC Education

30-Jan-14 As at January 2014 St John Ogilvie under pressure and available space at that school required for existing sites. Development of this site however given present figures would require extension at St John Ogilvies. Contributions also required for RC Secondary. Developer could progress if contributions were forthcoming.

WLC Environmental Health

19-Jun-12 Potential rail nose impact.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this site. There are issues historically of flash flooding to the site from the Nell Burn east of the site. Run off to the Eliburn reservoir to the south of the would need careful consideration as in recent times this has suffered from diffuse pollution.

Parts of this site also appear susceptible to pluvial flooding. It is anticipated that this could be eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 Residential development can be supported provided the open spaces are provided & designed in accordance with the Open Space Strategy e.g. accessibility & quality standards. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Existing access off Houston Road to accord with planning application layout, access via recently constructed roundabout. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site, located to the east of the Barracks Strip shelter belt. Comparison with Roy's Military Survey of Scotland, conducted in the period 1747-55, would suggest that the various shelter belts present in the area would originally have formed part of the designed landscape associated with Livingston House. The area was shown as open ground on the 1st, 2nd and 3rd edition OS maps, and is also shown as undeveloped on current OS maps of the area. This would suggest that it may retain some potential to produce buried deposits associated with earlier occupation.

SCOTTISH ENTERPRISE

09 July 2014

Remove single user status and replace with general employment uses

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The site is allocated for development in the West Lothian Local Plan and contributes towards to established employment land supply for West Lothian.

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site contributes towards this.

This site has also been identified by the Scottish Government as an 'Enterprise Area' following the closure of Vion in Broxburn. A broadening of the range of uses beyond classes 4 (business) and 5 (general industrial) to include class 6 (storage and distribution). This is proposed to be supported by the LDP. The site is also no longer required to be promoted as a single user site as confirmed in the Consolidated Scottish Planning Policy, February 2010.

Peel Primary/Inveralmond Community High, St John Ogilvie/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 10m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

16-Jul-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 General employment use allocation 0222 encroaches on the consultation zone of Shin-etsu Handotai Europe Ltd, Livingston (HSE Ref: H3523).

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

13-Mar-12 National planning policy previously identified and safeguarded the Eliburn and Linhouse (both in Livingston) employment sites as a large single user high amenity sites. The Scottish Government no longer considers it necessary to identify and safeguard large single user high amenity sites for inward investment through national planning policy, and has stated in its recently published SPP (Feb 2010) that local planning authorities when identifying and safeguarding strategic high amenity sites, should take into account the potential for sub-division of large sites and take a flexible approach to the range of uses and scale of development that these kinds of sites could accommodate. This kind of approach is very much supported by Scottish Enterprise, and it is hoped that the LDP policies and proposals that emerge for these sites overtime, will fully reflect this guidance.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the Lochshot Burn and the small watercourses that flow along the northern and eastern boundary of the site allocation. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. A small part of the site may be at a medium to high risk of fluvial flooding i.e. 1 in 200 years risk. There is no requirement for water resilient measures either.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the Lochshot Burn which is within 20m of the burn to the south of the site. A buffer strip would be required of 6m from the site to the edge of the site and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 Support for removal of single user status and replacement with general employment uses.
Update at 30/7/13 - would support a broader range of employment uses.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 No significant issues, but Flood Risk Assessment still likely to be required. Watercourse to south end of the site and nearby Lochshot Burn south of the site.

Parts of this site also appear susceptible to pluvial flooding. It is anticipated that this could be eliminated through effective engineering. There is also a risk of fluvial flooding from the watercourse along the south boundary. A flood risk assessment will be required to determine the extent of land capable of being developed. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access to be directly onto existing access road in industrial estate. See also Transport Background Paper to the Main Issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within the boundaries of this site. However, it is located close to the former site of Barracks farm, which was located to the west of the plot, and which was shown on Roy's Military Survey of Scotland, conducted in the period 1747-55, as well as appearing on the 1st, 2nd and 3rd edition OS maps. Comparison with the Roy map also suggests that the various shelter belts present in the area would originally have formed part of the designed landscape associated with Livingston House. The area was shown as open ground on the 1st, 2nd and 3rd edition OS maps, and is also shown as undeveloped on current OS maps of the area. This would suggest that it may retain some potential to produce buried deposits associated with earlier occupation.

SCOTTISH ENTERPRISE

09 July 2014

Wider range of uses should be identified, including class 6 storage and distribution

No **Prime Quality Agric Land**

Conclusions:

Greenfield

Class Description

The site is allocated for development in the West Lothian Local Plan and contributes towards to established employment land supply for West Lothian.

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site contributes towards this. The widening of the range of uses to incorporate class 6 (storage and distribution uses) is proposed to be accepted.

Peel Primary/Inveralmond Community High, St John Ogilvie/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

16-Jul-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Mixed use allocation 0223 (Site ELv26 in WLLP at Appleton Parkway South, Eliburn Campus, Livingston) encroaches on the consultation zone of Shin-etsu Handotai Europe Ltd, Livingston (HSE Ref: H3523). Consultation would be required with HSE on any planning application.

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

* Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group

* Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice

* Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre

* Dedridge - Existing facility : Dedridge Health Centre

* Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre

* Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.

Scottish Enterprise

13-Mar-12 Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

14-Mar-12 There is requirement for a Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the Lochshot Burn that lies within 30m of the site to the north. There is no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 Support for removal of single user status and replacement with general employment uses.
Update at 30/7/13 - would support a broader range of employment uses.

WLC Education

09-Jul-12 No comments. Housing not proposed.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment is required given the proximity of the Lochshot Burn to the north of the site.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access to be directly onto existing access road in industrial estate. See also Transport Background Paper to the Main Issues Report (MIR) for details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is located to the south of EOI-0222. As with EOI-0221 and EOI-0222, it is likely that the various shelter belts present in this area would formerly have been elements of the designed landscape associated with Livingston House. The area was shown as open ground on the 1st, 2nd and 3rd edition OS maps, and is also shown as undeveloped on current OS maps of the area. This would suggest that it may retain some potential to produce buried deposits associated with earlier occupation.

SCOTTISH ENTERPRISE

09 July 2014

Wider range of uses should be identified, including class 6 storage and distribution

No **Prime Quality Agric Land**

Conclusions:

Brownfield

Class Description

The site is allocated for development in the West Lothian Local Plan within an employment area boundary and contains existing class 4 offices and contributes towards to established employment land supply for West Lothian.

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site contributes towards this.

It is proposed to allow for a broader range of uses than is currently permitted, in particular to include class 6 (storage and distribution).

Peel Primary/Inveralmond Community High, St John Ogilvie/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 09-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.
- Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
- Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 16-Jul-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Site EOI-0224 (Site ELv27 in WLLP at Appleton Parkway South, Elburn Campus, Livingston) encroaches on the consultation zone of Shin-etsu Handotai Europe Ltd, Livingston (HSE Ref: H3523).

NHS - Lothian

03-May-12 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.

* Knightsridge, Deans, Elburn & Ladywell - Existing facility : Carmondean Medical Group

* Knightsridge, Deans & Elburn - Existing facility : Deans & Elburn Medical Practice

* Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre

* Dedridge - Existing facility : Dedridge Health Centre

* Howden, Ladywell, Elburn and Livingston Village - Existing facility : Howden Health Centre

* Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.

Scottish Enterprise

13-Mar-12 Ensure supply of effective allocated employment sites & concentrate development in sustainable locations

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions may be required.

SEPA - Flooding

14-Mar-12 A Flood Risk Assessment is required for this site.

SEPA - Water Environment

14-Mar-12 There is no requirement for a buffer strip and there are no restoration opportunities and there are no water resilient measures recommended.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 Support for removal of single user status and replacement with general employment uses.

Update at 30/7/13 - would support a broader range of employment uses.

WLC Education

09-Jul-12 No comment as no housing proposed for the site.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment is required for this site. Parts of this site appear susceptible to pluvial flooding. It is anticipated that this could be eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

12-Jul-12 No opportunity for planning gain here. Landscaping should be sensitive and appropriate for the location. With specific reference to woodlands, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity to minimise any negative environmental impact.

WLC Transportation

27-Nov-13 Access via existing onto Appleton Parkway. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 No sites have been recorded from within this site. While it is likely to fall within the former designed landscape associated with Livingston House, as depicted on the Roy map of the mid 18th century, the plot is already occupied by a modern building, construction of which is likely to have removed any material relating to earlier phases of occupation that may have been present. As such, it is unlikely that development of this plot would raise a significant archaeological issue.

Land At Wester Torrance Farm, Armadale

Status

Current

Mr ORR

25 November 2013

Potential transportation, employment land and housing (site area 31ha)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development would result in a significant incursion.

There is no education infrastructure available to support development of the site.

Blackridge Primary/Armadale Academy, St Anthonys/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

16-Feb-12 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

16-Jul-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Blackridge Health Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

The existing Blackridge health centre was refurbished 3-4 years ago but would benefit from further upgrading works. It does, however, have sufficient accommodation for current population needs.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required.

In terms of waste water treatment the site is served by the BLACKRIDGE waste water treatment works (WWTW) where there is sufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment and Drainage Assessment for this site which assesses the flood risk from the small watercourses which flow along the southern boundary. Consideration should also be given any culverted watercourses within/nearby the site. There are no water resilient measures required. Surface water runoff in 2004 caused problems at a nearby culvert entrance. Development will increase flood potential out with the site.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the Logie Water, but the Barbauchlaw Burn lies within 90m to the north of the site. A 6m buffer is required to the boundary of the site from any development.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Jan-12 Site of the former Westrigg Colliery. Site Investigation will be required.

WLC Economic Property Development

21-Jun-12 No strong views - a small local allocation may be acceptable as long as it does not compromise overall objectives.

WLC Education

09-Jul-12 No Education support; new school required to support large scale development. Impact on Armadale Academy.

WLC Environmental Health

19-Jun-12 Potential railway noise.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment and Drainage Assessment are required, significant flood risk possible to this site, in particular to the western edge of the site.

WLC NETS and Land Services

12-Jul-12 No comments.

WLC Transportation

27-Nov-13 Access from the B718, visibility issue given proximity of the site to the railway bridge. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

27-Feb-12 The site is located to the east of Harthill Road, and to the south of the railway line. It was shown as largely undeveloped ground on the 1st edition OS map of the mid 19th century, but by the time of the 2nd edition, much of the site was occupied by buildings, railway lines and tips associated with Westrigg Colliery. This showed further expansion on the 3rd edition, in particular in terms of increased tipping towards the southern section of the plot. None of these features are depicted on modern maps of the area, though it is possible that elements associated with them may survive. Current aerial photographs suggest that the area is not used as farmland, and while it is apparent that much of the site will have been affected by former mining activity, there may be sections of the site that retain some potential to produce material relating to earlier phases of activity.

BLUE PLANNING

18 July 2014

Housing and Business

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

Development would constitute an intrusive physical expansion of Armadale beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.

Development of the site would result in visual intrusion detrimental to the setting of Armadale.

Other more acceptable sites are proposed to be brought forward to support development requirements. The site is also remote from services.

There are education capacity constraints within the area which prevent development of this site.

Armadale Primary/Armadale Academy, St Anthonys/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

20-Jul-12 Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

16-Jul-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Existing facility: Armadale Group Practice
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- There is significant pressure on the GP practice in Armadale as a consequence of significant population growth due to recent development and the existing GP building has limited capacity to enable a reconfiguration of current facilities. The community services are housed in Armadale Clinic next door to the current practice and the facilities here are no longer fit for purpose. There needs to be a clear understanding of future projected growth in order to identify the best solution for the GP Practice and community services. New development in Armadale might give rise to a need for new or additional facilities to cope with CDA development. This could link to requirements at Blackridge. Discussions with CDA developer EWP are ongoing regarding the siting of a new facility at Armadale Station.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Two 300mm trunk mains cross this site. They will need to be considered when planning the layout of the site. A water impact assessment (WIA) would be required.
- In terms of waste water treatment the site is served by the ARMADALE waste water treatment works (WWTW) where there is sufficient capacity.
-

SEPA - Flooding

- 14-Mar-12 SEPA require the submission of a Flood Risk Assessment for this site which assesses the flood risk from the Black Moss Burn that traverses the northern boundary and tributaries. In addition, consideration should be given to any culverted structures within/nearby the site which may exacerbate flood risk. Consideration should be given to Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' which states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active". There will likely be development constraints on this site due to flood risk. There has been surface water flooding of nearby property in 2004, 2006 and 2007. Development of this site will increase flood risk potential to the site and out with the site.
-

SEPA - Water Environment

- 14-Mar-12 There is no water body of any significance on the site. There is no requirement for a buffer strip and there are no restoration opportunities.
-

SNH

- 14-Feb-12 No records.
-

Transport Scotland

29-May-12 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

01-May-12 Old quarries marked on historic maps. Adjacent to Bathville Colliery, Pit No. 6. Portion of the site outwith the West Lothian boundary. Phase 1 Study may be, or likely to be, required. Potentially contaminative activities have been carried out on site, e.g. quarrying. Other potentially contaminative industries, e.g. mining, have operated within the vicinity of the site.

WLC Economic Property Development

21-Jun-12 No strong views - a small local allocation may be acceptable as long as it does not compromise overall objectives.

WLC Education

09-Jul-12 No Education support - capacity issues. Scale of development elsewhere limits support for new development.

WLC Environmental Health

19-Jun-12 Potential railway noise.

WLC Flood Risk Assessment

18-Jan-13 There is the requirement Flood Risk Assessment for this site as per SEPA comments, which assesses the flood risk from the Black Moss Burn and tributaries. In addition, consideration should be given to any culverted structures within/nearby the site which may exacerbate flood risk. Consideration should be given to Planning Advice Note 69 'Planning and Flooding' which states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active". There will likely be development constraints on this site due to flood risk.

WLC NETS and Land Services

21-Mar-13 No objections to this proposal from an Open Space Strategy perspective. Development would require a dedicated park, probably a local facility.

WLC Transportation

27-Nov-13 Access off upper Bathville. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

14-Mar-13

WOSAS state that they provided comments in relation to a more recent application for this development, Planning Reference 0542/P/12, in August of last year, and advised that a condition should be attached to any consent to cover a standing building survey of the existing farm structures, and evaluation trenching across undisturbed sections of the two blocks. However, a much more extensive development area is shown on the other two maps, stretching from the current settlement boundary beyond the railway line and as far as Northrigg Farm. It is unclear whether the whole of this area is proposed for development; if it is, it is difficult to relate this to the comment made in the supporting statement that the land would represent a natural rounding-off of Armadale on its southwestern edge, as this would more naturally appear to terminate at the railway line. If the proposal does encompass all of this ground, it is likely to affect a number of features depicted on various historic maps, predominantly structures and features associated with the former industrial use of the area. While large-scale quarrying or mining is likely to have removed any material associated with earlier phases of occupation that may have been present, the majority of the site does not appear to have been affected by activities of this type, and appears to represent largely undisturbed Greenfield. This would retain the potential to produce buried deposits, and it is likely that evaluation trenching should be conducted across the undisturbed portions of the site in advance of any development.

CCM WELWOOD

26 March 2014

Housing

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations and the release of brownfield land in the first instance for development. There are other more suitable sites available for development.

There is insufficient infrastructure available to support development of this site and education capacity constraints within the area which prevent development of this site.

The physical development of this site would constitute an intrusive physical expansion of Kirknewton on the southern entrance of the town, beyond the existing defensible boundary being on land south of the B7031. Other more acceptable sites are proposed to be brought forward to support development requirements.

St Pauls/St Margarets Academy, Kirknewton/Balerno Community High

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 10m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

20-Jul-12

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

16-Jul-12

No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Settlement wide review : Primary care requirements : Kirknewton : need to clarify practice boundaries eg Ratho

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. Three 4" water mains cross the site, their location will need to be taken into consideration when planning the site layout

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA require the submission of a Flood Risk Assessment for this site which assesses the flood risk from the small watercourse which flows along the southern boundary of the site. Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk. Development of this site would increase flood risk to this site and out with this site if developed. There is no requirement for any water resilient measures. There have also been surface water issues recorded in 2001 at inlet of culvert downstream of this site.

SEPA - Water Environment

14-Mar-12 There is no waterbody of any significance close to the site and there is no buffer strip required and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

29-May-12 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

02-May-13 No potentially contaminative activities recorded on site. Potentially contaminative industries, e.g. quarrying, have operated within the vicinity of the site. Developers should satisfy themselves that all matters relating to ground conditions have been assessed.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education capacity - capacity issues at existing schools given scale of development currently committed.

WLC Environmental Health

19-Jun-12 Potential railway noise.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this site. There is a watercourse to the south of the site. This site is deemed susceptible to both pluvial and fluvial flooding. A Flood Risk Assessment would be required to determine the extent of the land capable of being developed. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

21-Mar-13 No objections to this proposal from an open space strategy perspective. There is a park to the east of the site so planning gain would allow us to improve the quality of Kirknewton Park. Access to park from the new development to be considered e.g pedestrian island, traffic calming in centre of road and appropriate signage.

WLC Transportation

27-Nov-13 New access required onto the B7031. Existing farm access not suitable. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

14-Mar-13 No sites have been recorded from within the boundaries of this plot. It is located to the west of the area of increased archaeological sensitivity associated with the historic core of Kirknewton. This is focused on the church, which dates from at least 1472 but which may have had an earlier precursor. The plot itself was shown as undeveloped ground on the 1st and 2nd edition Ordnance Survey maps, and current maps and aerial photographs indicate that this remains the case. As a result, there is some potential for material associated with occupation pre-dating modern mapping to be present below ground level, and it is likely that evaluation trenching should take place in advance of any development proposal.

ROY ORR AND IAN ORR

25 November 2013

Mixed Use

Yes **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

3.1

Development would result in a significant intrusion.

There is no education infrastructure available to support development of the site.

Blackridge Primary/Armadale Academy, St Anthonys/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

12-Jul-12 Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

16-Jul-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

23-Apr-13 Existing facility: Blackridge Health Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

The existing Blackridge health centre was refurbished 3-4 years ago but would benefit from further upgrading works. It does, however, have sufficient accommodation for current population needs.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the BLACKRIDGE waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

14-Mar-12 SEPA require a Flood Risk Assessment for this site which assesses the flood risk from the small watercourses which flow through the site. Consideration should also be given any culverted watercourses within/nearby the site. Development of this sit will also increase flood risk to the site and out with the site. Surface water runoff in 2004 caused problems at a nearby culvert entrance.

SEPA - Water Environment

14-Mar-12 The nearest water body to the site is the Logie Water, but this is not close to the site. Any development however would require a 6m buffer to any watercourse. A large development on this site may require the local Sewage Treatment Works to be upgraded. There are no restoration opportunities.

SNH

14-Feb-12 No records. Partly same site as EOI-0225.

Transport Scotland

29-May-12 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. general quarrying. Other potentially contaminative industries, e.g. railway lines have operated within the vicinity of the site.

WLC Economic Property Development

21-Jun-12 No strong views - a small local allocation may be acceptable as long as it does not compromise overall objectives.

WLC Education

09-Jul-12 No Education support. new school required to support large scale development. Impact on Armadale Academy.

WLC Environmental Health

19-Jun-12 Potential railway noise.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this site.

This site is very wet. There is a history of flooding resulting from runoff from this site which currently relies on a frail culvert structure to drain. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

22-Mar-13 Westcraigs Local Park serves this area, but could investigate potential to enlarge the park. Access from development to the park is important. Planning gain monies could be used to enhance the quality of the park.

WLC Transportation

27-Nov-13 Access from the B718. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

14-Mar-13 No sites have been recorded from within the boundaries of the area proposed for development. Although comparison with available historical maps indicates that the ground immediately to the north is likely to have been extensively disturbed by the construction and operation of the former Westrigg Colliery, this does not appear to have affected the plot proposed for inclusion in the local plan. On available maps, this area appears to have remained relatively undeveloped arable or rough pasture, traversed by a few footpaths leading to the colliery. The only apparent exception to this is an old shaft depicted on the 2nd edition map in the vicinity of NGR 290803, 666674, which was connected to the main colliery complex by a tramway running north. Other than this, the entire area appears to represent previously-undisturbed Greenfield, meaning that it is likely to retain some potential to produce buried deposits associated with earlier phases of occupation. As a result, it is likely that evaluation trenching should be undertaken in relation to any application for the site.

CENTRAL TREE SURGEONS

25 November 2013

Housing

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site would result in visual intrusion. An area of Special Landscape Control lies to the north. Development of the site could potentially adversely effect the setting of this designation.

Development would breach the A71 defensive boundary and there are likely to be noise issues given the proximity of the railway line.

There are infrastructure issues affecting to this site education capacity constraints within the area which prevent development of this site.

Woodmuir Primary/West Calder High, St Thomas/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

20-Jul-12 Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

16-Jul-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments. Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

23-Apr-13 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Breich feeds into the Fauldhouse Partnership Centre where currently there is capacity.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required. A WIA would be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 There is the requirement for a Flood Risk Assessment for this site. There is no requirement for a Drainage Assessment or any water resilient measures. Development of this site will not increase any flood risk potential to the site or out with the site.

SEPA - Water Environment

14-Mar-12 There is no water body of any significance nearby the site and there is no requirement for any buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

19-Sep-11 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Apr-13 Potentially contaminative activities have been carried out on site, e.g. railway lines. Other potentially contaminative industries, e.g. quarrying, have operated within the vicinity of the site. Phase 1 study may be, or likely to be, required.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - for some development at Breich but preferred elsewhere to east of new school. Developer contributions towards West Calder HS and denominational SS. Capacity issues at secondary school level.

WLC Environmental Health

19-Jun-12 Potential railway noise.

WLC Flood Risk Assessment

29-Oct-13 There is a requirement for a Flood Risk Assessment for this site.

A part of this site appear susceptible to pluvial flooding. It is anticipated that this could be eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

22-Mar-13 No objections. Suggest that any development of the site would warrant its own local park with play area. See EOI 0219 and EOI 0220.

WLC Transportation

27-Nov-13 Access via the unclassified road to the north of the site. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

14-Mar-13 Extensive areas of rig have been recorded from ground to the east and south-west of this site. The farmstead at Rashiehill, located immediately to the north of the north-east corner of the plot, was shown as partially ruinous on the 1st edition Ordnance Survey map. This settlement was also shown on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that occupation on the site pre-dates the period of widespread agricultural improvement in the later 18th and 19th centuries. A possible enclosure was also identified as a cropmark to the north of Rashiehill during an assessment of a number of possible routes for a proposed road linking the M8 near Whitburn with the M6/M74 near Douglas. This would suggest that there is some potential for buried material associated with previous phases of occupation to survive in the vicinity. However, current maps and aerial photographs indicate that the area is currently under forestry plantation. Ground preparation in advance of forestry can involve fairly intensive disturbance, particularly if the area is deep-ploughed prior to planting, while the action of growing roots can also have a detrimental effect on the survival of buried material. Given this previous land-use, it is unlikely that we would look for archaeological work in relation to the development of this plot.

BENTHEAD DEVELOPMENTS LTD

15 November 2013

Residential development/mixed use

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The site lies within the countryside, is elevated and exposed. Development would represent a significant visual intrusion into the landscape.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

There are education capacity constraints within the area which prevent development of this site.

Falla Hill Primary/Whitburn Academy, St John the Baptist/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

09-Jul-13 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

16-Jul-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Settlement wide review : Primary care requirements : Fauldhouse : adequate capacity

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions may be required. WIA would be required.

In terms of waste water treatment the site is served by the FAULDHOUSE waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 SEPA would require a Flood Risk Assessment for this site.

SEPA - Water Environment

14-Mar-12 There is no requirement for a buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

29-May-12 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site and within the vicinity, e.g. railway lines and quarrying. Former mining land, spoil heaps, shafts, railway lines on site. Phase 1 Study may be, or likely to be, required.

WLC Economic Property Development

21-Jun-12 A small local allocation may be acceptable as long as it does not compromise overall objectives.

WLC Education

09-Jul-12 No Education support - capacity at Whitburn Academy is a constraint.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this site. There are significant drainage issues to this site from flooding from the road to the west of the site.

Parts of this site appear susceptible to pluvial flooding. It is anticipated that this could be eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

22-Mar-13 No objections from an OSS perspective. Fallas Park Neighbourhood Park serves this area. Improved access across the road would be required e.g. pedestrian island, traffic calming, signage. Direct access path required to the park.

WLC Transportation

27-Nov-13 New access required off Harthill Road; visibility issues require to be addressed. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

14-Mar-13 From the written description of the site it appears likely to be located in the vicinity of NGR 292680, 660912. It is not possible to fully determine the extent of these, but two general issues can be identified. Firstly, much of the area between the edge of the forestry plantation and the current settlement falls within a large area of rig and furrow cultivation, identified on aerial photographs taken by the Ordnance Survey. The 1st edition and subsequent pre-WWII OS maps also identify the site of Benthead Farm as lying immediately to the south of the road running to the B7066. In addition, from the 2nd edition onwards, OS maps also show extensive evidence for industrial activity in the immediate vicinity, in the form of various mines and pits, together with their associated infrastructure of mineral railways and tips of waste material. The extent to which any of these individual elements would raise an issue in relation to the proposed development would depend on the precise boundaries of the plot.

FERGUS - CENTRAL TREE SURGEONS

25 November 2013

Residential (4 house plots)

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site would result in visual intrusion. An area of Special Landscape Control lies to the north. Development of the site could potentially adversely effect the setting of this designation.

Development would breach the A71 defensive boundary and there are likely to be noise issues given the proximity of the railway line.

There are infrastructure issues affecting to this site education capacity constraints within the area which prevent development of this site.

Woodmuir Primary/West Calder High, St Thomas/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

09-Jul-13 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

16-Jul-12 No specific comments. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

23-Apr-13 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Breich feeds into the Fauldhouse Partnership Centre where currently there is capacity.

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

27-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Water main extensions will be required. WIA would be required.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is insufficient capacity. Sewer extensions will be required.

SEPA - Flooding

14-Mar-12 There is a requirement for A Flood Risk Assessment for this site but not a Drainage Assessment. Water Resilient measures do not have to be introduced on this site.

SEPA - Water Environment

14-Mar-12 There is no significant water body close to the site and there is no requirement therefore for any buffer strip and there are no restoration opportunities.

SNH

14-Feb-12 No records.

Transport Scotland

29-May-12 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. railway lines. Other potentially contaminative industries, e.g. quarrying, have operated within the vicinity of the site.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - for some development at Breich but preferred elsewhere to east of new school. Developer contributions towards West Calder HS and denominational SS. Capacity issues at secondary school level.

WLC Environmental Health

19-Jun-12 Potential railway noise.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this site. A part of this site appears susceptible to pluvial flooding. It is anticipated that this could be eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

22-Mar-13 No objections. Suggest that any development of the site would warrant its own local park with play area. See EOI 0219 and EOI 0220.

WLC Transportation

27-Nov-13 Access via the unclassified road to the north. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

14-Mar-13 The site represents the eastern portion of LATE-0004. Extensive areas of rig have been recorded from ground to the east and south-west of this site. The farmstead at Rashiehill, located immediately to the north of the north-east corner of the plot, was shown as partially ruinous on the 1st edition Ordnance Survey map. This settlement was also shown on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that occupation on the site pre-dates the period of widespread agricultural improvement in the later 18th and 19th centuries. A possible enclosure was also identified as a cropmark to the north of Rashiehill during an assessment of a number of possible routes for a proposed road linking the M8 near Whitburn with the M6/M74 near Douglas. This would suggest that there is some potential for buried material associated with previous phases of occupation to survive in the vicinity. However, current maps and aerial photographs indicate that the area is currently under forestry plantation. Ground preparation in advance of forestry can involve fairly intensive disturbance, particularly if the area is deep-ploughed prior to planting, while the action of growing roots can also have a detrimental effect on the survival of buried material. Given this previous land-use, it is unlikely that we would look for archaeological work in relation to the development of this plot.

WLC

22 July 2014

Residential or mixed use/circa 50 units

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

Mixed use preferred. Site links to adjacent Guildiehaugh Depot which is proposed for allocation for mixed uses.

The site is brownfield and high profile on a main road at the entrance to the redeveloped Wester Inch area. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan.

St Columbas/St Kentigerns Academy, Simpson Primary/Bathgate Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

09-Jul-13 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

08-Mar-13 No specific comments to offer. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward to the LDP, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Existing facility: Bathgate Primary Care Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

29-Feb-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI BLACKBURN waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

02-May-13 SEPA require an Flood Risk Assessment (FRA) which assesses the flood risk from the Bog Burn which flows through the site. The applicant should be minded that Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' states that "Buildings must not be constructed over an existing drain (including a field drain) that is to remain active." The site may be constrained due to flood risk. Potential development of allocation could increase the probability of flooding elsewhere

SEPA - Water Environment

02-May-13 Allocation acceptable but encourage improvement opportunities eg. Links to green/blue networks and/or restoration opportunities.

SNH

30-Apr-13 No comments.

Transport Scotland

29-May-12 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

02-May-13 No potentially contaminative activities recorded on site. Potentially contaminative industries, e.g. clay bricks works have operated within the vicinity of the site. Former Blackburn Road ran through site prior to repositioning. Site adjacent to former asbestic sand-brick works and associated infrastructure, sand pits, etc.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 Education support - if linked to Guildiehaugh and Sibcas catchment review. NB check golf course area for potential to extend site.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

- 18-Jan-13 No evidence of particular flood susceptibility however it is noted that SEPA require a Flood Risk Assessment. There is a substantial culverted watercourse thought to pass beneath the south end of this site. Ideally this would be daylighted. Care would need to be taken not to build over this structure. This is a lengthy culvert which, ideally, would be day lighted. The usual attenuation and treatment of runoff criteria would apply.
-

WLC NETS and Land Services

- 22-Mar-13 No objections. Suggest planning gain to allow improvements to local facilities.
-

WLC Transportation

- 27-Nov-13 Access off Blackburn Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.
-

WLC Waste Management

- 12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.
-

WOSAS

- 14-Mar-13 The site appears to relate to an area of ground on the western side of Blackburn Road, immediately to the north-west of the Wester Inch roundabout. On the 1st edition Ordnance Survey map of the mid 19th century, this area was traversed by the line of Blackburn road, the route of which ran to the west of the modern road. This feature was also shown on the 2nd and 3rd editions, the latter of which also depicted an extensive area of disturbance annotated as 'Old Sand Pits' immediately to the west. It is recorded that two all-over corded type beakers were found in a sandpit around 100 yards south of the railway and 50 yards west of the road to Blackburn. One, found in 1906 lying on its side about 43' below the summit of a natural bank of sand and gravel, contained only sand. There are no details recorded on the discovery of the other, beyond the fact that it was donated to the NMAS in 1920. Current aerial photographs suggest that the site is largely surfaced in tarmac, and it is likely that the construction of this will have been preceded by a degree of ground disturbance that will have compromised to some extent the potential for similar material to survive below ground level, though there is still some possibility that further burials may survive in the hillocks immediately to the west of the surfaced yard. Depending on the precise boundaries of the site, therefore, it is possible that this proposal could have the potential to encounter significant archaeological material. It is also noted that the site is located around 600m south-east of the site of Bathgate Castle, which is a scheduled monument. However, it is sufficiently distant that construction would not have a direct impact on the monument, and given the intervening topography and existing development in the vicinity, it is unlikely that the development of the site would have a significant impact on the setting of the castle either.
-

MR & MRS THOMAS DOYLE

25 November 2013

Residential/5-10 units

No **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

The site contributes towards the council's emerging Regeneration Strategy which seeks to address a number of key outcomes of reducing inequality, improving health and well-being, increasing employment opportunities, improving education and skills and carrying out environmental improvements. This is particularly applicable to communities located in the west of West Lothian by providing a different housing mix through allocating sites for private sector investment and assist in achieving more balanced communities.

The landowner has confirmed intention to release the site for development.

Addiewell Primary/West Calder High, St Thomas/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

09-Jul-13 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

08-Mar-13 No specific comments to offer. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward to the LDP, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 27-Mar-13 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
Feeds into the Fauldhouse Partnership Centre where currently there is capacity.
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns.
-

Scottish Water

- 29-Feb-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.
-

SEPA - Flooding

- 02-May-13 There is no requirement for a Flood Risk Assessment or Drainage Assessment for this site. Nearby record of surface water flooding in 2007. No further details provided.
-

SEPA - Water Environment

- 02-May-13 Standard SUDs sufficient to prevent deterioration of status. There is no requirement for any buffer strip and there are no restoration opportunities.
-

SNH

- 30-Apr-13 No comments.
-

Transport Scotland

- 29-May-12 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 30-Apr-13 Potentially contaminative activities have been carried out on site, e.g. made ground deposits recorded on-site. Other potentially contaminative industries, e.g. mining, quarrying and railway lines have operated within the vicinity of the site. developers should satisfy themselves that all matters relating to ground conditions have been assessed. Phase 1 Study may be, or likely to be, required.
-

WLC Economic Property Development

- 21-Jun-12 No comments.
-

WLC Education

09-Jul-12 Education concerns - Stoneybrun Primary School may have capacity based on other allocations. Developer contributions required.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

18-Jan-13 There is a Flood Risk Assessment required for this site. Groundwater issues significant in the area. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

22-Mar-13 No objections. Planning gain should be sought.

WLC Transportation

27-Nov-13 Access onto Loganlea Road. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

14-Mar-13 On the 1st edition Ordnance Survey map of the mid 19th century, this small plot of ground was located between a now-dismantled railway line and the route of what is now Loganlea Road. To the south of this road was a farm named Muirhousedykes Mains, and this structure also appears on modern OS maps. This farm was also shown on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that occupation on the site pre-dates the period of widespread agricultural improvements in the later 18th and early 19th centuries. Although the current farm buildings are not located in the site, there may be some potential for material associated with preimprovement occupation to be present in the form of buried sub-surface deposits, though against this, the plot is of a relatively small size.

ALAN GRAY

07 July 2014

Residential, circa 20 units

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations.

Generally, there are other more suitable sites available for development that can be brought forward to support development requirements. The Strategic Development Plan gives priority to redeveloping brownfield land in advance of greenfield sites such as this.

Development of this site would be visually and environmentally intrusive and detract from the rural character of the site and its surroundings.

Development could be prejudicial to the continued development of the CDA which the Council is committed to supporting.

There are concerns regarding access via Hartwood Road.

Though this site is not shown to be at risk of flooding on the flood hazard maps it is known from local knowledge that runoff from the site is a significant problem. There is also a history of flooding due to short-term lack of capacity in the public sewer. There would therefore be a requirement for a Flood Risk Assessment and Drainage Assessment to be submitted and for developers to satisfactorily demonstrate how this site could be developed in the context of the aforementioned difficulties

There is no education capacity available to support development of the site.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

09-Jul-13 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

08-Mar-13 No specific comments to offer. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward to the LDP, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

03-May-12 Settlement wide review : Primary care requirements : West Calder : new facility should also cater for Polbeth CDA development

Scottish Enterprise

13-Mar-12 No specific issues or concerns.

Scottish Water

26-Feb-13 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

02-May-13 SEPA have nearby records of 12 homes being affected in 2001 by a surcharging culvert. Allocation not located adjacent to watercourse

SEPA - Water Environment

02-May-13 Standard SUDs sufficient to prevent deterioration of status and there is no requirement for a buffer strip and there are no restoration opportunities.

SNH

30-Apr-13 No comments.

Transport Scotland

29-May-12 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Apr-13 No potentially contaminative activities recorded on site. Potentially contaminative industries, e.g. mining, clay brick and tile works, have operated within the vicinity of the site.

WLC Economic Property Development

21-Jun-12 No comments.

WLC Education

09-Jul-12 No Education support - capacity issues.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment is required for this site. Issues also of run off to public road would be unacceptable.

Though this site is not shown to be at risk of flooding on the flood hazard maps we know from local knowledge that runoff from the site is a significant problem. There is also a history of flooding due to short-term lack of capacity in the public sewer. Considerable thought would need to be given as to how this site could be developed in the context of the aforementioned difficulties. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

22-Mar-13 No objections. Planning gain to be used to enhance quality of adjacent park. Review access to park across Hartwood Road.

WLC Transportation

27-Nov-13 New access required onto Hartwood Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

14-Mar-13 No sites have been recorded from within the boundaries of the site, which was shown as undeveloped farmland on the 1st and 2nd edition Ordnance Survey maps. The plot is located outside the area of increased archaeological sensitivity associated with the historic core of West Calder. It is apparent from current maps and aerial photographs that a number of large breezeblock sheds have been constructed in the field to the south, presumably associated with some form of agricultural use, but the plot itself appears to remain as Greenfield. The previously undeveloped nature of the site means that there may be some potential for buried material associated with earlier phases of occupation to survive, and as a result, it is likely that that archaeological evaluation should take place in advance of any development. Again, however, the likelihood of buried material being present will be limited by the relatively small size of the plot.

RICK FINC ASSOCIATES

11 July 2014

Mixed use

No Prime Quality Agric Land

Conclusions:

Mixed

Class Description

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. Generally, there are other more suitable sites available for development that can be brought forward to support development requirements.

This site lies within the Livingston Countryside Belt. Allocation of the site for development could lead to intensive development creating a detrimental impact on the countryside belt and the setting of the area. In particular, residential use could be seen as being remote from services.

There is also a constraint in relevant education infrastructure.

Dechmont Infant Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

09-Jul-13

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 08-Mar-13 Development will have the potential to affect the setting of A listed Houston House. The setting of the listed building and views to and from the south are important, and whilst we are content with the principle of development at this site, we suggest that any allocation of the site for development would need to be supported by developer requirements/development briefs to ensure that the scale and layout of development avoids adverse impact on the setting of Houston House.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 03-May-12 Settlement wide : Primary care requirements : Broxburn / Uphall : Capacity at Strathbrock sufficient if Winchburgh Partnership Centre is built
-

Scottish Enterprise

- 13-Mar-12 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 26-Feb-13 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER or NEWBRIDGE PFI waste water treatment works (WWTW). There is sufficient capacity at East Calder but limited capacity at Newbridge.

Given the levels involved waste water pumping would be required regardless of which WWTW the drainage was taken to.
-

SEPA - Flooding

- 02-May-13 SEPA commented on the eastern area and had no objection (although a small area is within the flood map) as the proposed use was for a garden centre. As SEPA have not commented on the remainder of the allocation SEPA would require a Flood Risk Assessment which assesses the flood risk from the small watercourses which flow through the site. In addition, should the development to the east differ from what we commented on in 2009 we would also require the flood risk from the Beugh Burn to be assessed. A small part of the allocation is potentially at medium to high risk of fluvial flooding (Within or adjacent to indicative 1 in 200 flood outline) or at flood risk from another source. Potential development of allocation could increase the probability of flooding elsewhere.
-

SEPA - Water Environment

- 02-May-13 De canalisation of ditch - opportunities here for restoration. Allocation acceptable but SEPA encourage improvement opportunities eg. Links to green/blue networks and/or restoration opportunities. There would require to be a buffer strip between any development and the water courses, details to be agreed with SEPA. The Ryal Burn and Beugh Burn are within 80m of the southern boundary of the site.
-

SNH

- 30-Apr-13 Allocation and development of the site would contribute to eventual coalescence of Uphall with Dechmont and Livingston. However, a single allocation would provide opportunity for more coherent design of the site at master planning stage and the site offers a good opportunity to support a mix of active and public transport travel. Uphall Station is approximately 15 minutes walk from the furthest point of site.
-

Transport Scotland

29-May-12 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

02-May-12 Whether there are any land contamination issues at the site at Houston Mains Holdings will really depend on the specific uses of each of the Holdings at the moment. A detailed Phase I report (Desk Study, Site Reconnaissance & Preliminary Risk Assessment)
Whether there are any land contamination issues at the site will depend on the specific uses of each of the Holdings at the moment. A detailed Phase I report (Desk Study, Site Reconnaissance & Preliminary Risk Assessment) will be required in the first instance. Whether any intrusive Phase II investigations are required will depend on the findings of the Phase I report. The former Uphall Oil Works was situated to the south-east of the site, and tipping of spent oil shale and other waste materials took place on land adjacent to the southern boundary of the site. No potentially contaminative activities recorded on site. Potentially contaminative industries, e.g. oil works and mining have operated within the vicinity of the site.

WLC Economic Property Development

24-May-12 There may be a rationale for permitting very low density development given existing uses in the area.

WLC Education

09-Jul-12 No Education support; access to school at Dechmont problematic; footpath upgrade required.

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

29-Oct-13 A Flood Risk Assessment (FRA) is required. There is already a FRA for the whole area. Some set back will also be required from burn to the south.

Parts of this site appear susceptible to pluvial flooding. It is anticipated that this could be eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply. A flood protection scheme has been constructed in some susceptible parts of the town though not all. The design standard of the scheme will be undermined by continued development in what is already an over-developed catchment. A very high-spec SUDS system would be required if development of this were to be otherwise forced through.

WLC NETS and Land Services

22-Mar-13 No objection from an OSS perspective. Local park may be required.

WLC Transportation

27-Nov-13 Existing access onto the A89 but issues over the number of access points in the area which would require some of these to be closed. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

12-Jul-12 Generic Response - The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

14-Mar-13

No sites have been recorded from within this plot, which was shown as largely undeveloped farmland on the 1st, 2nd and 3rd edition Ordnance Survey maps, with the exception of various field boundaries and shelter belts shown on all these maps, a well that appeared on the 1st edition only, and a sheepfold and spring that appeared only on the 2nd. Although modern maps and aerial photographs indicate that various buildings are currently present within the plot, the majority along its northern frontage, much of the area appears to remain as undeveloped ground, and as a result, would retain some potential to produce buried deposits associated with earlier phases of occupation. It is therefore likely that we would advise that evaluation trenching should be undertaken in relation to any development proposal for the plot as a whole, though this would focus on areas of previously-undisturbed ground.

COLLIERS INTERNATIONAL

19 November 2013

Class 4 business use

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

3.1

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development. Priority is given to brownfield land being developed in the Strategic Development Plan and this is a greenfield site.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement.

The site is visually intrusive when viewed from the A89.

Development would result in settlement coalescence.

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

09-Jul-13

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

08-Mar-13 Development will have the potential to affect the setting of A listed Houston House. The setting of the listed building and views to and from the south are important, and whilst we are content with the principle of development at this site, we suggest that any allocation of the site for development would need to be supported by developer requirements/development briefs to ensure that the scale and layout of development avoids adverse impact on the setting of Houston House.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

23-Apr-13 TBC

Scottish Enterprise

12-Apr-13 No specific issues or concerns.

Scottish Water

11-Jul-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the NEWBRIDGE PFI waste water treatment works (WWTW) where there is limited capacity.

There is a 15 trunk main in the road adjacent to this site. Care will need to be taken during development.

SEPA - Flooding

02-May-13 There is a small watercourse to the west of the allocation. There is no evidence that the watercourse flows across or along the perimeter of the site. The applicant should be minded that Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' states that "Buildings must not be constructed over an existing drain (including a field drain) that is to remain active.". There is no requirement for either a Flood Risk Assessment and Drainage Assessment for this site.

SEPA - Water Environment

02-May-13 There are no significant water environment issues for this site and there are no restoration opportunities and no requirement for a buffer strip.

SNH

25-Jul-12 No comments.

Transport Scotland

24-Jul-12 A cumulative appraisal of the potential impact of this and other sites on the strategic network including the M8 junction 3 will be required.

WLC Contaminated Land

30-Apr-13 No potentially contaminative activities recorded on site. Potentially contaminative industries, e.g. mining and railway lines have operated within the vicinity of the site.

WLC Economic Property Development

21-Jun-12 There may well be a rationale for permitting very low density development.

WLC Education

26-Jun-13 N/A

WLC Environmental Health

04-Apr-13 Potential mitigation required at south boundary for road traffic noise.

WLC Flood Risk Assessment

18-Jan-13 A Flood Risk Assessment is required for this site.

WLC NETS and Land Services

22-Mar-13 No objections. Planning gain could be sought to enhance local provision.

WLC Transportation

27-Nov-13 Access issues on the A89. Road Safety Audit required. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

08-May-13 No issues.

WOSAS

23-Jul-12 No sites have been recorded from within the boundaries of this site. The existing buildings of the holding were not depicted on the 1st, 2nd or 3rd edition Ordnance Survey maps, indicating a date of construction in the mid-to-late 20th century. The area was also shown as undeveloped on Roy's Military Survey of Scotland, conducted in the period 1747-55, on which it formed part of Dumshoreland Muir. In terms of the proposed development of the site, their recent date of construction would mean that the proposed conversion of the existing buildings would not raise a substantive archaeological issue. The remainder of the site appears to be relatively undisturbed Greenfield, and as such would retain some potential to produce buried deposits associated with earlier phases of occupation. Similar issues were raised in relation to the application for erection of a garden centre at the nearby Dechmont Roundabout (planning reference 0527/FUL/09), in response to which we advised that a programme of evaluation trenching should be conducted in advance of development in order to assess this potential.

WSG RUSSELL

25 November 2013

Housing

Yes Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

3.1

Development would result in visual intrusion of a site remote from existing services and infrastructure and as such is not in a sustainable development location.

There is no education capacity to serve the site.

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

09-Jul-13 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

22-Mar-13 No specific comments to offer. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward to the LDP, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.

NHS - Lothian

23-Apr-13 TBC

Scottish Enterprise

12-Apr-13 No specific issues or concerns.

Scottish Water

11-Jul-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the nearest waste water treatment works is WESTFIELD (WWTW) where there is sufficient capacity.

SEPA - Flooding

02-May-13 SEPA require a Flood Risk Assessment (FRA) which assesses the flood risk from the small watercourse which flows along the northern boundary of the site (The Bridgehouse Burn). Potential development of allocation could increase the probability of flooding elsewhere.

SEPA - Water Environment

02-May-13 Bridgehouse Burn is significantly impacted by sewage pollution from Craigrigg Cottages on the S boundary of this site. This was put forward for first time sewerage to SW but is likely to be unsuccessful. The new development should pick up the sewage from Craigrigg Cottages and convey this to a SQ STW, either Armadale or Westfield STW. A Buffer strip of 6-12m is required for this site. Allocation acceptable subject to certain requirements that will mitigate against impacts on that status of the waterbody. There are no restoration opportunities on this site.

SNH

25-Jul-12 The site appears unlikely to deliver sustainable development as set out in paragraph 37 of SPP. No protected species records from the site.

Transport Scotland

24-Jul-12 No comment.

WLC Contaminated Land

30-Apr-13 No potentially contaminative activities recorded on site. Potentially contaminative industries, e.g. mining, engineering works and railway lines have operated within the vicinity of the site.

WLC Economic Property Development

20-Mar-13 No comment.

WLC Education

23-May-13 Education capacity constraint.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

08-Nov-13 Flood Risk Assessment required. Parts of this site appear susceptible to pluvial flooding. It is anticipated that this could be eliminated through effective engineering. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

22-Mar-13 No objections. Planning gain required to improve quality of existing facility. Access to development to park is important.

WLC Transportation

27-Nov-13 Access from existing access point. To the east. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

08-May-13 No issues provided the requirements for collection vehicle access is maintained in design and construction.

WOSAS

23-Jul-12 No sites have been recorded from within this prospective development plot, though a number have been identified in the surrounding landscape, the majority either related to former agricultural settlement or previous extractive industries. The remains of a farmstead shown on the 1st edition Ordnance Survey map as 'Easter Wheatacre' lie around 260m to the west, while the 1st edition also depicted two unroofed structures around 100m to the north, just to the SE of the modern Bridgehouse Farm. These could represent the remains of a pre-improvement farmstead associated with Bridge House. There is also some indication that mining had already taken place in the area by the mid 19th century, as an old shaft was shown to the south of the development plot, in the area now occupied by one of the structures at the eastern end of the current village. An expansion of this industry is apparent on the 2nd edition map of the later 19th century, with a tramway shown running close to the NW corner of the plot to a shaft and air shaft to the south of Easter Wheatacre. By the 3rd edition, a mineral railway was shown running along the northern boundary of the plot, albeit on the northern bank of the Bridgehouse Burn, while a sheepfold was shown attached to the southern side of the boundary wall. The map supplied by the applicant indicates that extractive industries continued in the area, as a clay pit is depicted in the field immediately to the east of the area proposed for development; however, the plot itself does not appear to have been subject to previous large-scale disturbance, suggesting that it may retain some potential to produce buried material associated with earlier phases of activity.

HOLDER PLANNING

18 July 2014

Housing

Yes **Prime Quality Agric Land****Conclusions:****Greenfield**

Class Description

3.1

The site lies within the Bathgate countryside belt and is visually sensitive, serving as an attractive backdrop to the town. Development would be visually intrusive.

The site would also encroach onto a gas pipeline site.

There is insufficient infrastructure available to support development of this site.

Site withdrawn by agent.

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 11-Jul-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding. Any development is likely to be restricted to 3 houses or two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

- 09-Jul-13 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.
- In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 22-Mar-13 No specific comments to offer. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward to the LDP, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

09-Jan-14 Late submission allocation 0013 (land east of Boghall, Bathgate) encroaches on the consultation zone associated with the ICI Wilton / Grangemouth Ethylene Pipeline MAHP operated by Ineos / Sabic (HSE Ref: 6904).

NHS - Lothian

23-Apr-13 Existing facility: Bathgate Primary Care Centre

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.

Scottish Enterprise

12-Apr-13 No specific issues or concerns.

Scottish Water

11-Jul-12 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the BLACKBURN PFI waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

02-May-13 SEPA require a Flood Risk Assessment (FRA) which assesses the flood risk from the small watercourse which flows along the eastern boundary of the site. Consideration should be given to any culverts located within or nearby the site to ensure flood risk is not increased to the site or elsewhere. Potential development of allocation could increase the probability of flooding elsewhere.

SEPA - Water Environment

02-May-13 A ditch on eastern boundary of site is shown on 1:50000 map. This should be kept open and since it is channelised any opportunities for restoration used. A buffer strip of 6m would be required between any development and this watercourse. This allocation is acceptable but SEPA encourage improvement opportunities eg. Links to green/blue networks and/or restoration opportunities.

SNH

25-Jul-12 The site extends Boghall east of the currently well defined settlement boundary. However, the proposed allocation avoids encroaching onto higher ground of the Bathgate Hills and design/layout would address potential character change to the north of the A89. The site is around 2.5km from Bathgate railway station but still affords opportunity to establish active travel links to the railway station. No protected species records from the site.

Transport Scotland

24-Jul-12 A cumulative appraisal of the potential impact of this and other sites on the strategic network including the M8 junction 3a will be required.

WLC Contaminated Land

30-Apr-13 Potentially contaminative activities have been carried out on site, e.g. unknown filled ground recorded on site. Other potentially contaminative industries, e.g. landfilling and railway lines, have operated within the vicinity of the site. Phase 1 Study may be, or likely to be, required.

WLC Economic Property Development

20-Mar-13 No comments.

WLC Education

23-May-13 Education capacity constraint.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

08-Nov-13 A large part of this site is wet and very susceptible to flooding. There are thought to be few ways to overcome this problem. A Flood Risk Assessment would be required to determine the extent of the land capable of being developed. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

22-Mar-13 No comments.

WLC Transportation

27-Nov-13 Access onto A89. Cumulative impact of development on the A89 needs to be addressed. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

08-May-13 This would be a significant development which would put strain on the existing collection services, which taken in conjunction with other planned expansion may require additional vehicles or crews. However, from an access point of view as long as the requirements for collection vehicle access are maintained there should be no issue from a collection of containers point of view.

WOSAS

23-Jul-12 No sites have been recorded from this site. The area was depicted as undeveloped ground on the 1st, 2nd and 3rd edition Ordnance Survey maps, as well as on Roy's Military Survey of the mid 18th century. While it is apparent that the area has been cultivated as farmland, there is no indication on available historical maps that it has been subject to large-scale ground disturbance associated with modern development or with extractive industries, suggesting that it may retain some potential to produce buried deposits associated with earlier phases of activity.

PARMA DEVELOPMENTS/ABP LTD

22 July 2014

Housing

Yes **Prime Quality Agric Land****Conclusions:**

Mixed

Class Description

3.1

Site is preferred for mixed uses although was promoted for housing. Allocating for mixed use will maximise the redevelopment opportunities for the site.

The site is brownfield. The council's strategy is to give priority to the development of brownfield sites, the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan.

Consultation Responses**Current Status****Proposed Use**

/

British Airports Authority (BAA)

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

12-Jun-13 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

08-Mar-13 No specific comments to offer. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward to the LDP, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
- Site close to HSE site at Standhill south of Whitburn Road - HSE would require to be consulted on any planning application.
-

NHS - Lothian

- 23-Apr-13 Existing facility: Bathgate Primary Care Centre
- All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- No major change in provision is anticipated. The existing multi-agency centre currently has surplus capacity. The Primary Care Centre is not part of the established Partnership Centre. The catchment area may change when the Blackburn Partnership Centre is developed.
-

Scottish Enterprise

- 12-Apr-13 No specific issues or concerns.
-

Scottish Water

- 11-Jul-12 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.
- In terms of waste water treatment the site is served by the BLACKBURN PFI waste water treatment works (WWTW) where there is limited capacity.
-

SEPA - Flooding

- 02-May-13 SEPA require a Flood Risk Assessment (FRA) which assesses the flood risk from the small watercourse which flows through the site. Consideration should be given to any culverts located within or nearby the site to ensure flood risk is not increased elsewhere. The applicant should be minded that Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' states that "Buildings must not be constructed over an existing drain (including a field drain) that is to remain active." Potential development of allocation could increase the probability of flooding elsewhere.
-

SEPA - Water Environment

- 02-May-13 The allocation of this site would be acceptable but SEPA encourage improvement opportunities eg. Links to green/blue networks and/or restoration opportunities A burn flows through the northern part of site. This should be kept open and since it is channelised any opportunities for restoration used. A buffer strip of 6-12m would be required between any development on the site and the watercourse. A high level of SUDS is needed since low dilution in the area.
-

SNH

- 25-Jul-12 The site represents a further extension of Bathgate towards Armadale. However, there are good opportunities for sustainable development, particularly through potential links to railway stations at Bathgate and Armadale through other development areas and along the national cycle route. Existing woodland and shelter belt on boundaries of the site should be linked through green network within the site if allocated. No protected species records from the site.
-

Transport Scotland

24-Jul-12 A cumulative appraisal of the potential impact of this and other sites on the strategic network including the M8 junction 4 will be required.

WLC Contaminated Land

30-Apr-13 Potentially contaminative activities have been carried out on site, e.g. abattoir. Other potentially contaminative industries, e.g. chemical manufacturing, engineering works, railway lines and quarrying have operated within the vicinity of the site. Phase 1 Study may be, or likely to be, required.

WLC Economic Property Development

20-Mar-13 No comments.

WLC Education

23-May-13 Education capacity constraint.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

08-Nov-13 There is a significant part of this site considered at risk of flooding and there is a history of flooding on this site. A Flood Risk Assessment would be required to determine the extent of the land capable of being developed. The usual attenuation and treatment of run-off criteria would apply.

WLC NETS and Land Services

22-Mar-13 No comments.

WLC Transportation

27-Nov-13 Use existing access points onto Whitburn Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

08-May-13 No issue provided the requirements for collection vehicle access is maintained in design and construction.

WOSAS

23-Jul-12 No sites have been recorded from within the boundaries of this site, part of which was subject to a previous application for planning consent (planning ref 0313/05), which covered the site of the abattoir and the area immediately to the north, but not the ground to the west that is included in this current proposal. In response to this application, WOSAS has advised that it did not appear to raise a substantive archaeological issue; this was because the southern part of the application site was occupied by the buildings of the abattoir and associated areas of hardstanding, and while the area to the north appeared to be Greenfield, it was of a relatively limited scale. The current site includes a larger area that does not appear to have been affected by previous disturbance, meaning that the potential for buried material associated with earlier phases of occupation to be present is increased. Construction of the abattoir is likely to have removed all trace of the farmstead of Birniehill, which was shown on the 1st, 2nd and 3rd edition maps in the area that is now occupied by the main abattoir building, suggesting that there is a limited potential for survival in this section of the plot. The 2nd edition map also shows a short section of tramway running across the western section of the plot, running to the chemical works that formerly occupied the area to the south of the Whitburn Road. Although the tramway did not appear on the 3rd edition, the Chemical Works was shown, as was a large reservoir. While the area to the south of Whitburn Road appears to have undergone a fairly substantial amount of previous disturbance, the majority of the site does not appear to have been affected, other than the section surrounding the abattoir, and may therefore retain some potential to produce buried material associated with previous phases of occupation.

PJ001**Not Preferred****Whitrigg, East Whitburn****Status****Current**

GORDON BEURSKENS

22 July 2014

Mixed Use

No **Prime Quality Agric Land****Conclusions:****Greenfield****Class Description**

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

The site is currently part of a countryside belt, preventing settlement coalescence. Development at this location would constitute a physical and intrusive expansion of the existing settlement and would also be visually and environmentally intrusive.

There are education capacity constraints within the area which prevent development of this site.

A planning application for a 6 ha mixed use development comprising residential, care facility, hotel, community and leisure uses including access roads and landscaping was refused by the council on 27 August 2013 and a subsequent appeal to Scottish Ministers was dismissed by the Directorate of Planning and Environmental Appeals on 21 July 2014.

Whitdale Primary/Whitburn Academy, St Josephs (Whitburn)/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

12-Jun-13 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

22-Mar-13 No specific comments to offer. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward to the LDP, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

NHS - Lothian

29-Jul-13 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
Existing facility: Whitburn Health Centre.

The existing health centre in Whitburn is constrained and land locked and does not lend itself to being expanded. Whitburn has been identified by the Community Health Care Partnership to be developed as a Partnership Centre at Polkemmet. It is unclear if the existing facility would remain if that were to happen.

Scottish Enterprise

12-Apr-13 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Scottish Water

26-Feb-13 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

02-May-13 SEPA previously removed their objection to this site as they were satisfied that development would be located outwith the functional floodplain i.e. located well above a steep embankment. Should changes be made to the development site plan SEPA would recommend that an updated Flood Risk Assessment is produced to show that the development accords with the principles set out in Scottish Planning Policy. The Latch Burn runs within 20m to the south of the site.

SEPA - Water Environment

02-May-13 Allocation acceptable but encourage improvement opportunities eg. Links to green/blue networks and/or restoration opportunities. De canalisation of ditch - opportunities here for restoration. There is no requirement for a buffer strip and there are no restoration opportunities.

SNH

30-Apr-13 No comments.

Transport Scotland

27-Feb-13 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

30-Apr-13 No potentially contaminative activities recorded on site. Potentially contaminative industries, e.g. railway lines, landfill and factory works have operated within the vicinity of the site. Phase 1 Study may be, or likely to be, required.

WLC Economic Property Development

22-Feb-13 Any use ought to reflect the potential for conflict with existing neighbouring uses.

WLC Education

23-May-13 Education capacity constraints at Whitburn Academy.

WLC Environmental Health

04-Apr-13 Potential conflict between any residential and mixed use and potential required at south boundary for nearby commercial development. Potential mitigation required at north boundary for road traffic noise. Lawful use to south for a storage and distribution use with 24 hours operation.

WLC Flood Risk Assessment

08-Nov-13 Parts of this site appear susceptible to flooding from the adjacent watercourse. A Flood Risk Assessment would be required to determine the extent of the land capable of being developed. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

22-Mar-13 No objections. Enlarge adjacent play area to form a local park. Opportunity for planning gain to improve quality of park. Design of development to include access to park from development. Enhance links to nearby Redmill Park.

WLC Transportation

27-Nov-13 New access required onto A705 at the western end of the site. See also Transportation Background Paper to the Main Issues Report (MIR) for further details. No issue provided suitable access to the site and traffic control/sight lines are suitable for vehicles accessing the A705.

WLC Waste Management

08-May-13 The only comment that Waste would wish to make at this stage is that the proposed 13,000 properties noted could in time merit a minimum of four additional vehicles for Waste Services. This is assuming the current collection regime remains as is (no shift changes) and accounts for food waste and glass taking off as well. Some detailed consideration would also need to be undertaken on recycling points and /or the potential for additional pressure on the amount of CRC sites we might operate at that time.

WOSAS

14-Mar-13 Comments provided in 2004 in relation to an application for outline planning permission for a 1.786ha hotel and leisure development at this location (planning Ref 1280/04). In our response, we advised that the proposal appeared unlikely to raise a substantive archaeological issue, and it is likely that this recommendation would remain the same in relation to any subsequent application for development of the site.

PJ002

Preferred

Foulshiels Road, Stoneyburn

Status

Current

THOMAS McFARLANE

27 March 2014

Housing

No **Prime Quality Agric Land**

Conclusions:

Greenfield

Class Description

Foulshiels Road
PJ-0002

PREFERRED

The site is currently not allocated for development in the West Lothian Local Plan. While priority is ordinarily to be given to development of brownfield land, there is recognition that there is not enough brownfield land to meet the requirements of the Strategic Development Plan and a greenfield release is supported in this particular instance.

Physically, the site relates well to the existing settlement, despite lying outwith the settlement boundary, and development of this site would present a logical extension to the village of Stoneyburn.

There are known education capacity constraints affecting Stoneyburn but this site could be accommodated if it was developed as an alternative to existing WLLP allocations and there is no cumulative increase in numbers.

Stoneyburn Primary/Whitburn Academy, Our Ladys/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

12-Jun-13 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

08-Mar-13 No specific comments to offer. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward to the LDP, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

NHS - Lothian

29-Jul-13 Feeds into the existing health centre in Stoneyburn (also West Calder) and Addiewell (Fauldhouse branch surgery), but there is little capacity available to support new developments/allocations and the site may also have physical constraints in terms of extensions.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

12-Apr-13 No specific issues or concerns.

Scottish Water

26-Feb-13 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.

In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

02-May-13 A Flood Risk Assessment is required for this site.

SEPA - Water Environment

02-May-13 There are no significant water environment issues with this site. There is no requirement for a buffer strip and there are no restoration opportunities.

SNH

30-Apr-13 No comments.

Transport Scotland

27-Mar-13 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.

WLC Contaminated Land

02-May-13 No potentially contaminative activities recorded on site. Potentially contaminative industries, e.g. railway lines, mining and quarrying have operated within the vicinity of the site. Phase 1 Study may be, or likely to be, required.

WLC Economic Property Development

20-Mar-13 No comments.

WLC Education

23-May-13 Education capacity constraints but site could be accommodated as an alternative to existing WLLP allocations.

WLC Environmental Health

04-Apr-13 No potential issues identified.

WLC Flood Risk Assessment

08-Nov-13 A Flood Risk Assessment is required. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

22-Mar-13 No objections. Opportunity for planning gain for adjacent park.

WLC Transportation

12-Apr-13 Site to use existing access onto Foulshiels Road. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

08-May-13 No issue provided the requirements for collection vehicle access is maintained in design and construction.

WOSAS

14-Mar-13 No sites have been recorded from within this plot, located on the western side of Foulshiels Road. With the exception of a shelter belt along its western boundary, it was shown as undeveloped ground on the 1st edition Ordnance Survey map of the mid 19th century, with the symbology on the 2nd edition suggesting that it was in use as rough, rather than improved, pasture at that time. Current maps and aerial photographs suggest that this is still the case, suggesting that there may be some potential for buried deposits to survive relating to previous phases of occupation. It is therefore possible that we would suggest evaluation trenching in relation to any proposal to construct housing on the site, though the relatively small scale of the plot could suggest that this may not be necessary.

ALASDAIR McKAY

02 April 2014

Housing

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site contributes towards this and lies within an employment area in the adopted West Lothian Local Plan 2009.

The site is remote from facilities which would serve residential development and there are education infrastructure issues. Other more acceptable sites are proposed to be brought forward to support development requirements.

Addiewell Primary/West Calder High, St Thomas/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

11-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

12-Jun-13 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

08-Mar-13 No specific comments to offer. Robust application of national and appropriate local policies should be able to mitigate any adverse impacts. For those sites which are carried forward to the LDP, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

NHS - Lothian

29-Jul-13 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified. Feeds into the Fauldhouse Partnership Centre where currently there is capacity.

Scottish Enterprise

12-Apr-13 No specific issues or concerns.

Scottish Water

- 26-Feb-13 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity.
- In terms of waste water treatment the site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.
-

SEPA - Flooding

- 08-Nov-13 Parts of this site appear susceptible to flooding from the adjacent watercourse. A Flood Risk Assessment would be required to determine the extent of the land capable of being developed. The usual attenuation and treatment of runoff criteria would apply.
-

SEPA - Water Environment

- 02-May-13 There is no requirement for any restoration and there is no buffer strip required.
-

SNH

- 30-Apr-13 No comments.
-

Transport Scotland

- 27-Mar-13 The majority of strategic transport network impacts will result from cumulative, rather than individual, impacts of development. A cumulative appraisal of sites impacting on the strategic transport network i.e. trunk roads and rail networks will need to be undertaken once there is certainty on what sites are preferred to come forward.
-

WLC Contaminated Land

- 02-May-13 Potentially contaminative activities have been carried out on site, e.g. Addiewell chemical works, brick works, engine shed and railway land. Other potentially contaminative industries, e.g. mining and quarrying have operated within the vicinity of the site. Phase 1 Study may be, or likely to be, required.
-

WLC Economic Property Development

- 17-Jul-13 Not supportive of housing development.
-

WLC Education

- 23-May-13 Education capacity constraints.
-

WLC Environmental Health

- 04-Apr-13 Potential mitigation required at south boundary for rail noise and where adjacent to the salvage yard.
-

WLC Flood Risk Assessment

- 18-Jan-13 A Flood Risk Assessment is required for this site.
-

WLC NETS and Land Services

- 22-Mar-13 May be an opportunity for planning gain.
-

WLC Transportation

- 27-Nov-13 Access via existing access onto Station Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.
-

WLC Waste Management

- 08-May-13 No issue provided the requirements for collection vehicle access is maintained in design and construction.
-

WOSAS

14-Mar-13

Comparison with available historical map sources indicates that this plot is likely to have undergone a reasonably substantial amount of previous ground disturbance. On the 1st edition Ordnance Survey map, it was traversed by rail lines leading into the adjacent Addiewell Chemical Works complex, as well as the Addiewell Branch of the Edinburgh to Glasgow railway line. An extensive area of quarrying was shown on the western side of Station Road, while a disused brickworks was depicted to the north of the area proposed for development. One structure and part of a second were shown within the boundary of the plot, and these were also depicted on the 2nd and 3rd editions, but are no longer depicted on current OS maps, on which the area appears as a surfaced yard in use as a depot. While it is possible that material associated with the structures shown on earlier maps may survive below ground level, this appears unlikely to be of sufficient significance as would warrant archaeological work in relation to the development of housing on the site.

PJ004

Preferred

Murraysgate Industrial Park

Status

Current

CIMC Ltd

07 July 2014

Mixed Use (site area 2.4ha)

No **Prime Quality Agric Land**

Conclusions:

Brownfield

Class Description

The site is brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan. The site also lies within the settlement envelope.

Mixed use is considered appropriate for this site given neighbouring uses of both employment and residential.

The loss of employment land would need to be compensated elsewhere in locality and this is satisfied as a consequence of land having been made available for mainstream employment at site EWb4 at nearby Cowhill and a proposed new allocation at Balgornie Farm.

In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is adequate capacity to accommodate the development of this site.

In terms of waste water treatment the site is served by the AVSE PFI WHITBURN waste water treatment works (WWTW) where there is adequate capacity to accommodate the development of this site.

It should be noted that there is a 150mm combined sewer running across the northern edge of the site which the developer would need to accommodate when planning the site.

The site has a history of flooding both within the site and immediately out with. It is understood there is a culvert passing beneath the site in a structurally poor condition. Any development of this site would require this to be investigated further and defects made good.

SEPA require that a Flood Risk Assessment be submitted for this site. There is a small watercourse entering a culvert adjacent to development site and should be assessed.

It is anticipated that the vast majority of the site is developable but that mitigation measures will be necessary to eliminate the risk of flooding.

There is currently insufficient education capacity and a solution to this infrastructure constraint would be required to allow residential development.

Polkemmet Primary/Whitburn Academy, St Josephs (Whitburn)/St Kentigerns Academy

Consultation Responses

Current Status

Proposed Use

British Airports Authority (BAA)

09-Jul-13 The site does not fall within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls out with the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Coal Authority

- 08-May-13 The site both falls within the surface coal resource area and the Development High Risk Area. Accordingly, The Coal Authority would expect any development proposal on this site to afford due consideration to potential land instability resulting from the legacy of past coal mining activity and also to whether the remnant shallow coal could be extracted prior to development, in order to avoid its sterilisation by non-mineral development. Were this site to be included in the LDP, then this information should be presented as part of identified site development requirements in order to alert plan users to these issues.
-

Historic Scotland

- 01-May-13 Historic Scotland do not consider that this site has the potential for impacts on historic environment assets within our remit, and that consequently we have no comments to offer on the proposed use of the site for mixed use development.
-

HSE (Health and Safety Executive)

- 07-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 29-Jul-13 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
Existing facility: Whitburn Health Centre.

The existing health centre in Whitburn is constrained and land locked and does not lend itself to being expanded. Whitburn has been identified by the Community Health Care Partnership to be developed as a Partnership Centre at Polkemmet. It is unclear if the existing facility would remain if that were to happen.

Scottish Enterprise

- 13-Mar-12 Loss of site from employment area, would need compensated elsewhere in locality, but nearby Cowhill Business Park has been serviced. Therefore, there are no specific concerns but the council requires that there is a supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 09-May-13 There is a 150mm combined sewer running across the top edge of the site which the developer would need to keep in mind when planning the site.

WW- Whitburn PFI WWTW
W- Pateshill WTW

There should be sufficient capacity at both of these works to accommodate this proposed development although this will need to be confirmed once we know what the flow rates of the new development will be.

SEPA - Flooding

- 08-May-13 There are several watercourse in the vicinity which appear to be culverted at points (unknown if any in the allocation boundary). The design and layout of the building may wish to consider surface water flooding from any surcharge culvert. The applicant should be minded that Planning Advice Note 69 'Planning and Building Standards Advice on Flooding' states that "Buildings must not be constructed over an existing drain (including a field drain) that is to remain active." Water Resilient measures are recommended.
-

SEPA - Water Environment

08-May-13 Standard SUDs sufficient to prevent deterioration of statu. There is no requirement for any buffer strip and there are no restoration opportunities.

SNH

09-Jul-13 Existing planting along north of site contributes to green network in area, with connections to east and only a minor break to the west between the site and Polkemmet Country Park. Also benefits users of the site as screening for road and motorway. Suggest retention/enhancement is included in site briefs.

Transport Scotland

17-May-13 No issues regarding a change of use from Transport Scotland's perspective, particularly given the site is already in use.

WLC Contaminated Land

01-May-13 Potentially contaminative activities have been carried out on site, e.g. Factory and made ground deposits. Other potentially contaminative industries, e.g. road haulage and quarrying operated within the vicinity of the site. Phase 1 Study may be, or likely to be, required.

WLC Economic Property Development

17-Jul-13 Supportive of mixed uses.

WLC Education

23-May-13 Education capacity constraints.

WLC Environmental Health

13-Aug-13 No issues.

WLC Flood Risk Assessment

08-Nov-13 The site has a history of flooding both within the site and immediately out with. It is understood there is a culvert passing beneath the site in a structurally poor condition. Any development of this site would require this to be investigated further and defects made good. It would be better if the culvert could be relocated into the public domain and opened up.

The most recent information provided to the council by SEPA in terms of fluvial and pluvial flood hazard maps has been checked and although this information is raw data and still needs to be refined at this point there appears to be no cause for concern. (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

The usual attenuation and treatment of runoff criteria would apply.

Development criteria can be expected to apply to protect the water environment and reduce the impact of flooding elsewhere should the site be developed.

WLC NETS and Land Services

16-Jul-13 The councils Open Space Strategy (June 2010) states that:

Planning gain required towards upgrading King George V Neighbourhood Park / access routes / signage etc between site PJ-004 and King George V park required. There are trees within the boundary of the site and the council's arborist should be consulted at an appropriate time in the process should the site be developed i.e. At the stage of a planning application.

WLC Transportation

27-Nov-13 Use existing access onto West Main Street. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

09-Jul-13 No issue provided the requirements for collection vehicle access is maintained in design and construction.

WOSAS

09-Jul-13

The plot shown as undeveloped on the various pre-WWII Ordnance Survey map editions, though a building was shown immediately adjacent to its SW corner, apparently representing an element of a farmstead named Murraygate, the bulk of which was located on the southern side of the road. The footprint of this structure appears to conform to the buildings shown as 270 and 272 West Main Street on modern OS map coverages, though whether they represent the same structure is uncertain. In terms of the plot itself, it was shown as remaining undeveloped into the 20th century, but on modern maps is largely occupied by modern industrial sheds and associated car parking and landscaping. The construction of these features is likely to have resulted in a reasonable amount of disturbance which is likely to have had an effect on the potential for deposits associated with earlier phases of occupation to survive. As a result, it is unlikely that archaeological work would be necessary in relation to the proposed development of this plot.

WLC

18 November 2013

Housing

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

0

The site is brownfield. The council's strategy is to give priority to the development of brownfield sites the aim being to limit the amount of greenfield land released for development. This strategy is in accordance with Scottish Government policy and the Strategic Development Plan for Edinburgh and South East Scotland.

This site is within the settlement boundary and would present a logical next phase of residential development.

Harrysmuir Primary/Inveralmund Community High, Howden St Andrews/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

17-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to 15m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

In reference to noise, in order to protect the amenity of neighbouring developments or future occupiers the issue of aircraft noise should be considered on this site at the outset and the impact of noise within a residential property or associated amenity space is considered from all potential sources. Detailed building design, layout and noise mitigation may address potential aviation noise from within potential residential properties. The proximity of the airport will influence the height and form of buildings and the landscaping within developments.

Coal Authority

12-Jun-13

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

- 24-Jul-13 Historic Scotland have looked at this site in the context of scheduled monuments and their setting, listed buildings, the setting of A listed buildings, gardens and designed landscapes and battlefields appearing in their respective Inventories, and Conservation Areas.
The site could have the potential for indirect impacts on heritage assets within the remit of Historic Scotland. However, Historic Scotland consider that a robust application of national and appropriate local policies should be able to mitigate any adverse impacts, and do not have any specific comments to offer on this site. If this site is to be carried forward to the West Lothian Local Development Plan, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.
-

HSE (Health and Safety Executive)

- 09-Jan-14 No specific comments.
Regulations contained in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (as amended) require that in strategic and local development plans regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents. The regulations require that regard also be had in strategic and local development plans for the need in the long term, to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas, these being the objectives of the European Commission. The Health and Safety Executive has assessed this site and do not recommend that they, or any other third party such as operators of major hazard installations and major accident hazard pipelines, require to be consulted at the time of writing, with regard to potential allocation of this site in the West Lothian Local Development Plan, should the council choose to allocate it.
-

NHS - Lothian

- 29-Jul-13 All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.
- Livingston has a number of health centres within its neighbourhoods. NHS Lothian has not advised of any individual problems or capacity issues.
- * Knightsridge, Deans, Eliburn & Ladywell - Existing facility : Carmondean Medical Group
 - * Knightsridge, Deans & Eliburn - Existing facility : Deans & Eliburn Medical Practice
 - * Craigshill, (and parts of Pumpherston & Midcalder) - Existing facility : Craigshill Health Centre
 - * Dedridge - Existing facility : Dedridge Health Centre
 - * Howden, Ladywell, Eliburn and Livingston Village - Existing facility : Howden Health Centre
 - * Bellsquarry, Murieston, Adambrae (and Polbeth) - Existing facility : Murieston Medical Practice. The temporary facility is to be replaced by a permanent facility.
-

Scottish Enterprise

- 13-Mar-12 Loss of land uses fro employment purposes not deemed significant. There are no specific concerns but the council requires that there is a supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.
-

Scottish Water

- 26-Jul-13 Water: No current capacity issues.
- Waste: No issues, this would be approved on a fully separate on site drainage system connecting to separate foul and surface water public sewers.
- W – Marchbank WTW
WW – East Calder WWTW
-

SEPA - Flooding

- 16-Jul-13 There is a small watercourse to the north west of the site. SEPA have no evidence to suggest it flows through the site however the applicant should be minded that Planning Advice Note 69 'Planning for Flooding' states that "Buildings must not be constructed over an existing drain (including a field drain) that is to remain active."
-

SEPA - Water Environment

16-Jul-13 There is no requirement for any buffer strip and there are no restoration opportunities.

SNH

09-Jul-13 No comment.

Transport Scotland

25-Jul-13 No issues.

WLC Contaminated Land

10-Jun-13 The council's historical maps were reviewed, no evidence of potentially contaminative activities having been carried out on the site was recorded. Other potentially contaminative activities, e.g. quarries and tanks have operated within the vicinity of the site.

Developers must submit with any planning application a study and report assessing the site for contamination and adverse ground conditions. If there is any indication of contamination, or other ground condition problems, a remediation statement and environmental insurance must be provided by suitably qualified persons or organisations acceptable to the council and be made available with the submission of any planning application. The above requirement will not prejudice any action that may be taken under the statutory contaminated land regime.

WLC Economic Property Development

17-Jul-13 Supportive of development of the site.

WLC Education

05-Jun-13 The site is within the catchments of Harrysmuir and Howden St Andrews Primary Schools and Inveralmond Community High and St Margarets Academy. There are capacity issues emerging at Harrysmuir Primary School where school extension would be required. The developer contributions required for the appropriate catchment schools would have to be paid.

WLC Environmental Health

13-Aug-13 No issues.

WLC Flood Risk Assessment

08-Nov-13 NO Flood Risk Assessment required (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps). The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

16-Jul-13 Planning gain is required towards upgrading the quality of / access / signage etc to Heatherbank Neighbourhood Park in Ladywell from the developers of site PJ005. There are trees within the boundary of the site and the council's arborist should be consulted at an appropriate time in the process i.e. At the planning application stage.

WLC Transportation

27-Nov-13 Access via existing at Eagle Brae. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

09-Jul-13 No issue provided the requirements for collection vehicle access is maintained in design and construction.

09-Jul-13

The plot itself was depicted as largely undeveloped on the 1st edition, with the exception of a structure annotated as 'North Lodge', which occupied the northern-western corner. This was originally on the western side of the road shown on the 1st edition, but the re-alignment of Eagle Brae means that its location now lies within the plot. There may be some potential for elements of this structure to survive below ground level, but it appears unlikely to be of major archaeological significance. The majority of the rest of the plot appears likely to have been subject to reasonably extensive levels of previous disturbance, meaning that there is a limited possibility of earlier deposits surviving. No sites have been recorded from within this large plot, which was depicted as undeveloped ground on the 1st, 2nd and 3rd edition OS maps of the area. Modern maps and aerial photographs suggest that it remains as undeveloped farmland, and the fact that it does not appear to have been affected by disturbance during the modern period means that it retains some potential to produce buried deposits associated with earlier phases of occupation. It is likely that a programme of evaluation would be required to assess this potential in advance of development of the plot.

WLC

25 November 2013

Mixed use

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

Although priority is to be given to development of brownfield land, there is not enough brownfield land to meet requirements of the Strategic Development Plan. Greenfield release is supported in this instance.

Structural landscaping would be required.

Dechmont Infant Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

09-Jul-13

The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise.

Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.

Any development is likely to be restricted to two storeys or 10m in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.

Coal Authority

09-Jul-13

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

24-Jul-13

Historic Scotland have looked at this site in the context of scheduled monuments and their setting, listed buildings, the setting of A listed buildings, gardens and designed landscapes and battlefields appearing in their respective Inventories, and Conservation Areas.

The site could have the potential for indirect impacts on heritage assets within the remit of Historic Scotland. However, Historic Scotland consider that a robust application of national and appropriate local policies should be able to mitigate any adverse impacts, and do not have any specific comments to offer on this site. If this site is to be carried forward to the West Lothian Local Development Plan, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

NHS - Lothian

29-Jul-13 Existing facility : Strathbrock Partnership Centre

There is capacity at Strathbrock if the Winchburgh Partnership Centre is implemented.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

04-Jul-13 No specific issues or concerns as the site is promoted for housing.

Scottish Water

26-Jul-13 Water; No current capacity issues at the treatment works PATESHILL, the development would require a Water Impact Assessment and mitigation work may be required.

Waste: The development would require a Drainage Impact assessment due to known network flooding issues, and mitigation work may be required.

WW – Newbridge WWTW

SEPA - Flooding

16-Jul-13 SEPA require a Flood Risk Assessment which assesses the flood risk from the Brox Burn which flows along the southern extent of the allocation and therefore poses a level of fluvial flood risk to part of the site. Consideration should be given to any culverts located within or nearby the site to ensure flood risk is not increased elsewhere. Potential development of this allocation could increase the probability of flooding elsewhere unless appropriately mitigated.

SEPA - Water Environment

16-Jul-13 The meandering of the Brox Burn watercourse to the south of the site could be an opportunity for restoration and a buffer strip between any development and the watercourse would require to be agreed with SEPA.

SNH

09-Jul-13 Site is adjacent to Bangour Hospital, which hosts a network of informal paths that could be connected to. Any required standoff from the Brox Burn could deliver multi-functional green space based around access and planting along the burn's route to west and south of site. This may also form a walkable link to Dechmont from the Bangour Hospital site, subject to current use of land in the existing village. While Dechmont currently abuts Burnhouse Road, development of this site would represent a substantial move northwards from the existing settlement boundary. The site is relatively well contained in longer views but if allocated, a requirement for green infrastructure on the east side along Burnside Road would ameliorate the further introduction of development into this area.

Transport Scotland

25-Jul-13 This site may need to be looked at again in future. A view will need to be taken on the potential cumulative impact of sites to be taken forward within the spatial strategy on Deerpark Junction, which would include this site.

WLC Contaminated Land

19-Jul-13 The council's historical maps were reviewed, no evidence of potentially contaminative activities having been carried out on the site was recorded. Other potentially contaminative industries, e.g. quarries, smithy, hospital and sewage works have operated within the vicinity of the site.

WLC Economic Property Development

17-Jul-13 No comments.

WLC Environmental Health

13-Aug-13 No issues except restriction on noisy sources on southern boundary.

WLC Flood Risk Assessment

08-Nov-13 A significant part of this site is at serious risk of flooding. A Flood Risk Assessment would be required to determine the extent of the land capable of being developed. The usual attenuation and treatment of runoff criteria would apply

WLC NETS and Land Services

16-Jul-13 The councils Open Space Strategy (June 2010) states that the open space resource is limited and quality generally poor but since the report was written in 2010, the local park has been upgraded (June/July 2013) . However, the current level of open space in Dechmont still doesn't meet the 6 acre standard. From an accessibility / distance perspective the existing local park serves this area (proposed development, PJ-0006 is within 500 metres of the park) . To address the quantitative aspect this site would need to be considered in the cotext of any plans for park provision in the Bangour Village West Lothian Local Plan allocation site HBn1 If not the options are to provide a local park in PJ-006 / or the small area of semi-natural space at the eastern extent of the village could be redesignated and upgraded as a local park, with wider links to the countryside. Any application should also assess existing traffic calming / crossing points to ensure that they adequately connect the proposed development in the North to the South. This is especially true if no new park is created on the north side of Main Street (Transportation would be best placed to advise).

WLC Transportation

27-Nov-13 New access required from Burnhouse Road. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Waste Management

09-Jul-13 No issue provided the requirements for collection vehicle access is maintained in design and construction.

WOSAS

09-Jul-13 There is some cartographic evidence to suggest that at least part of this plot may have been affected by previous mineral extraction, as the 1st edition map depicts what appears to be a small bing of waste material towards the centre of this site. A small square enclosure was also shown, lying to the west of the bing. These features also appeared on the 2nd and 3rd editions, on the latter map being depicted within an enclosing wall or fence. There is no annotation on any of these maps to indicate whether these features resulted from mining or quarrying within the plot, or whether the dumped material was derived from quarrying elsewhere, though the fact that the bing on the 3rd edition was roughly the same size as that shown on the 1st edition suggests that extractive operations had ceased prior to the mid 19th century. The bing also appears on modern aerial photographs, and it is likely that it would be wholly removed as a result of any development.

02 July 2014

No Prime Quality Agric Land

Conclusions:

Greenfield

Class Description

The site is an exposed site that would represent a significant visual intrusion into the landscape.

Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.

The site is remote from existing development and lies within the countryside. The site also lies within The Breich Valley Area of Special Landscape Control in the adopted West Lothian Local Plan 2009, which is an important local landscape designation of character and local importance and this development would not enhance that landscape but have a negative environmental impact.

There are education capacity constraints within the area which prevent development of this site.

Potential odour from Levenseat Landfill and the sewage treatment works at Fauldhouse would also not support the allocation of a site in this location. The site is also at risk from flooding.

The site would also have a convoluted vehicular access that could impinge negatively upon the residential amenity enjoyed by existing residents west of the site.

Falla Hill Primary/Whitburn Academy, St John the Baptist/St Kentigerns Academy

Consultation Responses**Current Status****Proposed Use***Coal Authority*

09-Jul-13

Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

In addition, an assessment should be made of the likely impact on mineral resources, including coal. This will help to ensure that any potential sterilisation effects (along with whether prior extraction of the resource would be appropriate) are properly considered in line with the guidance in Scottish Planning Policy.

Historic Scotland

24-Jul-13

Historic Scotland have looked at this site in the context of scheduled monuments and their setting, listed buildings, the setting of A listed buildings, gardens and designed landscapes and battlefields appearing in their respective Inventories, and Conservation Areas.

The site could have the potential for indirect impacts on heritage assets within the remit of Historic Scotland. However, Historic Scotland consider that a robust application of national and appropriate local policies should be able to mitigate any adverse impacts, and do not have any specific comments to offer on this site. If this site is to be carried forward to the West Lothian Local Development Plan, early engagement with Historic Scotland on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.

NHS - Lothian

29-Jul-13 Existing facility : Fauldhouse Partnership Centre

This is a relatively new Partnership Centre and there is currently adequate capacity in at this time.

All GP Practices have their own 'catchment areas' and GPs work independently to the NHS with there being a mixture of ownership and tenures regarding building usage and stock. The focus in recent years has been a move towards shared services and the development of Partnership Centres. Further dialogue with the NHS will be required once new allocations have been identified.

Scottish Enterprise

04-Jul-13 No specific issues or concerns as the site is promoted for housing.

Scottish Water

26-Jul-13 Water: No current capacity issues at the treatment works but depending on the size of the proposed development there could be an impact on the storage capacity of the Service Reservoir. Further investigation would be required.

Waste: The treatment works is currently at capacity, depending on the proposed number of housing units it may be possible to allow connection. If the number of properties exceeds the level that can be accommodated at the treatment works Scottish Water is funded to provide additional capacity if the developer meets the 5 growth criteria. A fully separate drainage system would be required.

W – Pateshill WTW
WW – Fauldhouse WWTW

SEPA - Flooding

16-Jul-13 Potential odour from Levensat Landfill and the sewage treatment works at Fauldhouse - this is an issue that the council may wish to consider when allocating this site. We consider that decisions on development proposals such as housing close to regulated sites should be made with full knowledge of the potential interaction between the two. The Council may wish to consider if this proposal is compatible with the existing authorised site/process adjacent to the proposal site. Due to the nature of the adjacent activity, it is possible that there may be a residual odour detected outwith the boundary, within the proposal site. Such residual odour may not necessarily represent non-compliance with the site licence conditions and The Council may wish to consider if adequate separation distances have been incorporated within the layout of the proposed development.). We would recommend that you consult the operator of the site as the licence holder also has a responsibility to make representations to the planning authority.

SEPA previously commented that - There is a small watercourse which flows along the western and southern perimeter of the site boundary. However, the four plots (as indicated in the Site and Location Plan dated March 2010) are located away from the watercourse hence we do not object. Should the layout differ from what is proposed and the dwellings be located closer to the small watercourse we would require a Flood Risk Assessment.

SEPA - Water Environment

16-Jul-13 Potential odour from Levensat Landfill and the sewage treatment works at Fauldhouse - this is an issue that the council may wish to consider when allocating this site. We consider that decisions on development proposals such as housing close to regulated sites should be made with full knowledge of the potential interaction between the two. The Council may wish to consider if this proposal is compatible with the existing authorised site/process adjacent to the proposal site. Due to the nature of the adjacent activity, it is possible that there may be a residual odour detected outwith the boundary, within the proposal site. Such residual odour may not necessarily represent non-compliance with the site licence conditions and The Council may wish to consider if adequate separation distances have been incorporated within the layout of the proposed development.). We would recommend that you consult the operator of the site as the licence holder also has a responsibility to make representations to the planning authority.

In general water environment terms however, there is no requirement for any buffer strip and there are no restoration opportunities.

SNH

09-Jul-13 No comment.

Transport Scotland

25-Jul-13 No issues.

WLC Contaminated Land

19-Jul-13 The council's historical maps were reviewed. This records part of the site was utilised as a quarry, in addition a railway line crossed along the northern section of the site. Other potentially contaminative industries, e.g. quarries. Mine shafts, spoil heaps and sewage works have operated within the vicinity of the site. Phase 1 study required.

WLC Economic Property Development

17-Jul-13 No comments.

WLC Education

02-Jul-13 There are education constraints relative to Whitburn Academy and is also remote to primary schools in Fauldhouse.

WLC Environmental Health

13-Aug-13 No issues.

WLC Flood Risk Assessment

10-Jul-13 The usual attenuation and treatment of runoff criteria would apply. It is noted that SEPA have stated that they may require a Flood Risk Assessment to be submitted for this site.

WLC NETS and Land Services

16-Jul-13 The majority of public open space is distributed evenly throughout the village with the majority of space to the north of the main street being multi use open space and school grounds or sports facilities. If possible planning gain is required towards upgrading Eastfield Neighbourhood Park (quality, access, paths and signage). There are trees within the boundary of the site and the councils arborist is to be consulted at an appropriate time in the process i.e. At the detailed planning application stage.

WLC Transportation

27-Nov-13 Access point at Willow Park could serve the proposed development. Upgrade required of single track with passing places provided. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

09-Jul-13 No issue provided the requirements for collection vehicle access is maintained in design and construction.

WOSAS

09-Jul-13 There is some cartographic evidence to suggest that at least part of this plot may have been affected by previous mineral extraction, as the 1st edition map depicts what appears to be a small bing of waste material towards the centre of this site.
A small square enclosure was also shown, lying to the west of the bing. These features also appeared on the 2nd and 3rd editions, on the latter map being depicted within an enclosing wall or fence. There is no annotation on any of these maps to indicate whether these features resulted from mining or quarrying within the plot, or whether the dumped material was derived from quarrying elsewhere, though the fact that the bing on the 3rd edition was roughly the same size as that shown on the 1st edition suggests that extractive operations had ceased prior to the mid 19th century. The bing also appears on modern aerial photographs, and it is likely that it would be wholly removed as a result of any development.

The majority of the plot does not appear to have been affected by industrial activity of this type, and may therefore retain some potential to produce buried material associated with earlier phases of occupation.

25 November 2013

Housing

No Prime Quality Agric Land

Conclusions:

Brownfield

Class Description

The site is allocated for development in the West Lothian Local Plan and contributes towards to established employment land supply for West Lothian.

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The site contributes towards this.

Broxburn Primary/Broxburn Academy, St Nicholas/St Margarets Academy

Consultation Responses**Current Status****Proposed Use***British Airports Authority (BAA)*

- 08-Oct-13 The site falls within the safeguarding consultation zone (which is 13km from an aerodrome, in this case Edinburgh Airport) under Circular 2/2003 'Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas' and also falls within the Edinburgh Airport Lden noise contours as specified by The Environmental Noise Directive (2002/49) and supplemented in Scotland by the Environmental Noise (Scotland) Regulations 2006, relating to aircraft noise. Any proposal/application therefore will require to be subject of consultation with BAA aerodrome safeguarding.
- Any development is likely to be restricted to 3 houses or two storeys in height and will contain flat roofs only and above ground SUDs systems should be avoided in order to minimise the potential of bird strike and landscaping will require careful design. Birds are mobile and whilst every effort can be taken on an aerodrome to address potential bird hazards, aerodrome safeguarding, through local authority planning permissions, is one of the key methods for addressing existing and potential hazards off-airport. To reduce the risk of bird strikes, specific requirements associated with landscaping schemes within 13km of Edinburgh Airport should be factored into development proposals from the outset for this site. Addressing the constraint from the outset will also ensure the council as planning authority do not require amended landscaping schemes whilst processing any application and will not require amended plans post the granting of planning permission.
- In reference to noise, in order to protect the amenity of neighbouring developments or future occupiers the issue of aircraft noise should be considered on this site at the outset and the impact of noise within a residential property or associated amenity space is considered from all potential sources. Detailed building design, layout and noise mitigation may address potential aviation noise from within potential residential properties. The proximity of the airport will influence the height and form of buildings and the landscaping within developments.

Coal Authority

- 08-Oct-13 Coal resources are present within West Lothian, and the area has been subjected to coal mining which will have left a legacy. In terms of the site assessments and any eventual site allocations, it would be prudent to include a criterion which assessed coal mining data. This would be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.
- Former mining activities and related hazards are not a strict constraint on development. The Coal Authority would not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.

Historic Scotland

- 07-Oct-13 Having considered the site under consultation for Historic Scotland historic environment interests, Historic Scotland are content that allocation of this site for housing or employment use re-development is not likely to raise issues for heritage assets within the remit of Historic Scotland in relation to development planning.

Scottish Water

28-Oct-13 The following information is provided in general terms based on our current asset capability to accommodate such a mixed development. Once the usage classes and housing unit numbers are finalised, Scottish Water will be able to discuss any specific additional requirements or investment requirements as part of any perplanning engagement and once any formal applications to connect are received.

Water Treatment Works (WTW) Capacity:

The development will be served by the Balmore (South) Water Treatment Works (WTW) and there is currently sufficient capacity in terms of water supply to meet the requirements of the proposed scale of development.

Should it be necessary for such investigation work be carried out, this will be confirmed within any pre-planning discussions or accompanying Development Assessment (DA) communications with Scottish Water (Customer Connections) as well as any planning permission consultation responses where appropriate.

Waste Water Treatment Works (WwTW) Capacity:

The development will be served by the Newbridge AVSE PFI Waste Water treatment Works (WWTW) and there is currently sufficient capacity released to the site from the closure and demolition of the previous business usage (Vion Plant). It is expected therefore that the resulting trade effluent discharges and surface water flows from new development upon this site this would not exceed those of the previous usage and wherever possible, should provide betterment to the surrounding network.

If however, the final housing unit numbers and domestic demands resulting from the commercial usage exceeds the previous sites flows there may be a requirement for Scottish Water to undertake a growth project at the WWTW. Similarly, a drainage impact assessment is likely to be required based on existing hydraulic issues identified on the network.

Important Site Infrastructure Considerations:

Scottish Water advise of the presence of several 150mm vitrified clay gravity sewer pipes transecting the site from North to South which were utilised as part of the process of the Vion Plant, which terminate to the public sewer network. It is assumed that all or part of this sewer network may be surplus to the requirement of the new usage and therefore it may require removal or reconfiguration on site. Scottish Water ask therefore that all reasonable precautions be taken to ensure that any slurry, building waste or items likely to block or impede flows in the public sewer are prevented from entering our networks during any excavation works.

Any future on site water and waste water layouts will be assessed for approval by Scottish Water Customer Connection upon receipt of a formal application for connection.

SEPA - Flooding

16-Oct-13 A Flood Protection Scheme has been built downstream at Burnside. There is a wider scheme proposed however funding has not been secured. A flood outline for this reach of the Liggat Syke has been produced by Halcrow and shows the site is encroaching within the flood outline. It is not clear whether bridge blockage has been considered. The upstream culvert is also noted to be in a poor condition. Broxburn has a well documented history of flooding. Burnside which is downstream of the site was flooded in 2008. There is also a record of surface water flooding in 1999 adjacent to the site.

SEPA require a FRA which takes into consideration the upstream culverted reach, downstream bridge capacity (and blockage potential), and any influence with the confluence of the Brox Burn downstream. The council may be able to provide more details on the flood risk associated with this site as numerous studies have been undertaken as part of the FPS.

SEPA - Water Environment

16-Oct-13 There are no opportunities for restoration of the water environment within this site. There is no buffer strip required.

Transport Scotland

09-Oct-13 Recent/extant and potential uses given the scale of site, it is unlikely to result in a significantly different traffic impact on the trunk road network. Whilst residential development would have a different trip pattern, and it could potentially be argued that this should be captured in the Newbridge / West Edinburgh contribution mechanism (as administered by the local Councils), Transport Scotland would not offer any comments on the site coming forward for residential or employment uses.

WLC Contaminated Land

04-Oct-13 Due to the previous industrial land use of the land, there is the potential for contamination to be present. WLC consider the use of Condition 1 – Contaminated Land Planning Conditions, would be appropriate to permit redevelopment. This is specified below:

Condition 1 - Land Contamination Site Investigation, Risk Assessment and Remediation

Part 1

Prior to any work beginning on site a contaminated land site investigation and risk assessment must be completed and a written report submitted to and approved in writing by the planning authority. The site investigation and risk assessment must be undertaken by suitably qualified, experienced and competent persons. The written report of the findings must include:

(i) A Phase 1 desk study report incorporating an initial conceptual model of the site.

(ii) A Phase 2 report incorporating a survey of the extent, scale and nature of contamination, and an updated conceptual model of the site;

(iii) an assessment of the potential risks to:

- human health,
- property (existing and proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- the water environment,
- ecological systems,
- archaeological sites and ancient monuments
- flora and fauna associated with the new development;

(iii) an appraisal of remedial options, and proposal of the preferred options(s).

This must be conducted in accordance with the Environment Agency's Contaminated Land Report 11, Model Procedures for the Management of Land Contamination, CLR11.

If it is concluded by the written report that remediation of the site is not required, and this is approved in writing by the planning authority, then Parts 2 and 3 of this Condition can be disregarded.

Part 2

Prior to any work beginning on site, a detailed Remediation Statement to bring the site to a condition suitable for the intended use by removing unacceptable risks to all relevant and statutory receptors, must be submitted to and approved in writing by the planning authority. The Remediation Statement must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The Remediation Statement must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land following development.

Part 3

The approved Remediation Statement must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the agreed remediation. The planning authority must be given two weeks written notification of the commencement of the remediation works.

Following completion of the measures identified in the approved Remediation Statement, a Verification Report that demonstrates the effectiveness of the remediation carried out must be prepared. The Verification Report must be submitted to and approved in writing by the planning authority prior to commencement of the new use of the land.

WLC Economic Property Development

07-Oct-13 The site would require significant preparatory work to be redeveloped for class 4, 5 and 6 uses. Redevelopment of the site for residential use would be considered acceptable. Residential would be an acceptable alternative use for the site.

WLC Flood Risk Assessment

08-Nov-13 A significant part of this site is at serious risk of flooding from the adjacent Liggat Syke. A Flood Risk Assessment would be required to determine the extent of the land capable of being developed. There is also a history of surface water being discharged from this site onto the A8. The developer would be expected to develop a well considered engineering solution to overcome this problem development were to proceed. The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

19-Sep-13 No comments.

WLC Transportation

27-Nov-13 The sites sustainability in transportation terms is excellent is on a main road with bus route, A89, cycle route to the south. TA would be required for residential use. Access would be required from East Main Street/Edinburgh Road. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WOSAS

04-Oct-13 WOSAS have had a look at the prospective development area, and WOSAS do not consider it to raise a particular archaeological issue. The plot is located to the east of the likely historic core of Broxburn, and was shown as undeveloped on the various pre-WWII Ordnance Survey maps from the 1st – 3rd editions. Current maps and aerial photographs indicate that the majority of the plot will have been subject to a degree of previous disturbance associated with the construction of the existing buildings and the provision of associated infrastructure, primarily surfaced parking. These elements are likely to reduce the potential for buried archaeological material to survive. There's a strip along the south-western corner, adjacent to the A89, that's not occupied by buildings, but I'm aware that a number of landscaped mounds are present in this area, presumably formed to provide a degree of screening. As a result of the amount of ground disturbance that has taken place across the site as a whole, WOSAS do not consider archaeological work to be required in relation to its redevelopment.

Report End