

Site Consultations (Local Plan/UCS + Non

2288 Addiewell West

Addiewell

LP Ref / UCS Ref	EAd3	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	09-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	09-Jul-14

4.2

The site is allocated for development in the West Lothian Local Plan and contributes towards to established employment land supply for West Lothian. This site has been partially developed as an extension to the bonded warehouse facility only (class 6 - storage and distribution)

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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Economic Property Development

06-Jun-12 Work has commenced on this site, which is safeguarded for the expansion of the existing bonded warehouse site. This site should continue to be allocated in the LDP.

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment is required which assesses the flood risk from the small watercourse (potentially culverted in parts) which flows along the south west boundary. SEPA Flood Risk Map 2013 Update - This site appears prone to pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

NHS - Lothian

19-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.

Addiewell - Existing facilities : West Calder Medical Practice and Stoneyburn Health Centre

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

12-Mar-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.

WLC Environmental Health

16-Sep-12 No issues identified.

WLC Contaminated Land

16-Nov-11 No known issues.

SEPA - Water Environment

15-Feb-12 There are small watercourses through and adjacent to site close to the Longhill Burn a tributary of the West Calder Burn, to within about 80m at its closest point. A 6m stand off would be required from the site to the watercourse.

WOSAS

31-May-12

One site has been recorded from within the boundaries of this plot, this being two unroofed buildings associated with the nearby East White Sykes farmstead, which was depicted on the 1st edition Ordnance Survey map of the mid 19th century. These structures do not appear on modern OS maps of the area, though they were shown on earlier editions of the 1:10,000 landplan, indicating that they survived until the late 20th century. Their original date of construction, however, is unclear. 'White Syke' was shown on Roy's Military Survey of Scotland, conducted in the period 1747- 55, with the place-name apparently relating to two distinct settlements. This would suggest that occupation on the site may extend back to the period before the widespread agricultural improvements of the late 18th and early 19th centuries. Modern OS maps indicate that bonded warehouses have already been erected on the northern half of this plot, though the buildings shown on the 1st edition were located in the southern section, which does not yet appear to have been affected by modern development. This would suggest that it retains some potential to produce buried deposits relating to earlier phases of occupation.

HSE (Health and Safety Executive)

12-Mar-14

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.

The site is within the inner, middle and outer consultation zone for HSE referenced site H3789 The North British Distillery Company Ltd.

WLC Transportation

27-Nov-13

Access onto A71. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

Historic Scotland

31-May-12

Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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.

SEPA - Flooding

15-Feb-12

There are multiple watercourses that run through this site. Information provided from the council states a Flood Risk Assessment is required. SEPA support this. Development may be constrained on this site due to flood risk.

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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

465 Loganlea Crescent

Addiewell

LP Ref / UCS Ref	HAd4	/	Audit	26/6		
EOI no				Consult Position	Preferred	
Category	Auditable-Constrained			Consult Update	02-Apr-14	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	4.1
Conclusions	Brown/Gree	Greenfield		Conclusion Date	02-Apr-14	

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 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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Flood Risk Assessment

30-Jan-14 Wet Ground. Flood Risk Assessment required. SEPA Flood Risk Map 2013 update -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.

SNH

15-Mar-13 This site lies adjacent to the Skolie Burn SSSI which is designated for geological and biological interests. The southern section of the SSSI has already had encroachment from development. New properties should observe an appropriate standoff from the SSSI boundary in order to address any issues.

East boundary of site is contiguous with boundary of Skolie Burn SSSI which is designated for geological and biological features. Allocation of the site in itself is not likely to have adverse effect on the SSSI provided that appropriate controls are in place at construction stage, a matter that we could advise on at the appropriate point. There is a history in the south part of the site of fly-tipping, which while we recognise the limitations of control, we believe could be addressed through robust boundaries between development and the designated site. Again, we would be happy to advise further when proposals for

WOSAS

31-May-12 No archaeological sites have been recorded from within the boundaries of this plot, which appears to have been largely undeveloped since at least the mid 19th century. Comparison with the 1st edition Ordnance Survey map indicates that the site was at that time open fields. Given that the plot is a largely flat area of ground overlooking two sources of water, there is some potential that it may have been utilised during the several thousand years of human occupation before the production of accurate maps, suggesting that it could retain some potential to produce buried archaeological material.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Water Environment

15-Feb-12 The Skolie Burn is within 20m of the east of the site and the Breich Water is within 150m of the site to its north. There are no restoration opportunities. There are no other surface water drainage constraints.

WLC Economic Property Development

15-Jun-12 No issues - housing site.

WLC Contaminated Land

16-Jun-11 No known issues.

WLC Environmental Health

19-Jun-12 No issues identified.

SEPA - Flooding

15-Feb-12 Information provided from the council states that there is wet ground and a flood risk assessment is required. We support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the Skolie Burn which flows along the western boundary of the site. Record of nearby flooding in 2007. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. A small part of the site allocation potentially at medium to high risk of fluvial flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map) from both the

Scottish Water

12-Mar-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 limited capacity.

NHS - Lothian

19-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.

Addiewell - Existing facilities : West Calder Medical Practice and Stoneyburn Health Centre

Transport Scotland

03-Apr-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.

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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC NETS and Land Services

16-Jul-13 Local Equipped Area for Play (LEAP) required with facility for informal ball games (striker goals).

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

WLC Transportation

27-Nov-13 Access onto Loganlea Place. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

2274 Ross Court Minor

Addiewell

LP Ref / UCS Ref	HAd6	/	Audit	26/7(2)		
EOI no				Consult Position	Preferred	
Category	Auditable			Consult Update	02-Apr-14	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	4.2
Conclusions	Brown/Gree	Greenfield		Conclusion Date	02-Apr-14	

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 approval.

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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Environmental Health

18-Mar-13 No issues identified.

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

WLC Flood Risk Assessment

31-Jan-13 Wet Ground. Flood Risk Assessment required, although it is noted that the site is largely completed.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

Addiewell - Existing facilities : West Calder Medical Practice and Stoneyburn Health Centre

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

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.

WLC Transportation

27-Nov-13 Access as per planning approval. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Flooding

15-Feb-12 This site is largely complete, no requirement for any Flood Risk Assessment or Drainage Assessment for this site and there is no requirement for any water resilient measures to be introduced on the site.

1351 Meadowhead Crescent North

Addiewell

LP Ref / UCS Ref HAd7 / Audit 26/8
EOI no Consult Position Preferred
Category Auditable-Constrained Consult Update 25-Nov-13
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Greenfield Conclusion Date 25-Nov-13

The site is an existing allocation within the West Lothian Local Plan. 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

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

List of Consultations and Dates Current Status Proposed Use

Scottish Water

12-Mar-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 limited capacity.

NHS - Lothian

19-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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

WLC Economic Property Development

15-Mar-13 no comment - Housing site.

SNH

15-Mar-13 No issues identified.

SEPA - Water Environment

15-Feb-12 There is a buffer strip required for this site with a minimum width of 6m but there would be no opportunities for any restoration and there are no water drainage constraints. There are no surface water Drainage Constraints for this site.

WOSAS

31-May-12 No sites have been recorded from within this plot, located between Church Street and Meadowhead Crescent, though comparison with available historical mapping does show that its northern boundary includes a section of the abandoned Addiewell Branch Line. This railway was depicted on the 1st edition, indicating that it was already in place by the mid 19th century. While the line to the north of Church Street is shown as having been in a cutting, it is unclear whether the section that falls within the development plot was also constructed in this way. It appears probable that construction of the railway will have removed any deposits relating to earlier phases of occupation that may have been present in this section of the plot, though the remaining portion does not appear to have been as substantially affected. This section of the plot was shown as having been under tree cover on the 1st, 2nd and 3rd edition OS maps. While the action of tree roots will have had some effect on the survival of sub-surface deposits, it remains possible that evidence for pre-modern occupation may still survive below

SEPA - Flooding

15-Feb-12 Information provided from the council states that a flood risk assessment is required. SEPA support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourses that flow through the site. There are no water resilient measures required for this site. Record of flooding in 2007 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Contaminated Land

16-Jun-11 There is a former railway line on the boundary of this site. A Contaminated Land Site Investigation is likely to be required for

WLC Flood Risk Assessment

30-Jan-14 Flood Risk Assessment required. SEPA Flood Risk Map 2013 Update - Much of this site is at risk of flooding. The usual attenuation and treatment of runoff criteria would apply for development.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Transportation

27-Nov-13 Access onto Loganlea Crescent/Place. See also Transport Background Paper to the Main Issues Report (MIR) for further

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

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

WLC NETS and Land Services

16-Jul-13 Financial contributions to be used to facilitate improvements at Loganlea Park.

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.

Transport Scotland

03-Apr-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.

LP Ref / UCS Ref	/ ARM 7	Audit	Consult Position	Dismissed
EOI no				
Category	Enquiries Possible		Consult Update	
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree Greenfield		Conclusion Date	5.3
List of Consultations and Dates	Current Status	Proposed Use		

WOSAS

20-Feb-13

WOSAS has commented previously on an application for a 34ha residential development in the area to the east of this site (planning ref 0147/P/09), recommending that a programme of archaeological evaluation trenching should be conducted in advance of development, in order to determine whether any significant archaeological material survived below ground level. This plot is substantially smaller than the area proposed for development under 0147/P/09, suggesting that it would have a proportionally lower potential to contain material of this type, though as with that application, map regression work suggests that the majority of it has not been substantially affected by previous ground disturbance. Although a bin of mining waste material was shown on the 3rd edition immediately to the north, this does not appear to have extended into the plot itself, suggesting that it could retain some potential to produce buried archaeological material.

WLC Waste Management

12-Jul-12

WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

NHS - Lothian

19-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.

Armadale - Existing facility : Armadale Group Practice

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.

SNH

15-Mar-13

The site has varied nature conservation, landscape and recreation interests. In some instances these interests can be protected and in some instances these interests can be enhanced.

There were no European Protected Species present on site when previous surveys took place. However a EPS may now be present in the vicinity of the site and a new survey should be conducted if the site is to be progressed for development. In the event that signs of EPS within the site or within 30m of the site boundary, a development licence from SNH may be required.

Full details on all protected species should be included in a planning application or ES as well as details on any emergency mitigation measures which may be necessary.

At present the site is mainly improved grassland, with two areas of raised bog. SNH welcomes the proposal not to develop these areas. However, it is noted that the western boundary of the development appears to abut the edge of the western area of raised bog and SNH advise that further site investigation is carried out to ensure that this development will not affect the hydrology of this bog.

SNH considers that well-managed and maintained, multi-functional green networks are essential for the creation of successful, sustainable new settlements.

SNH recommend that a green infrastructure (GI) strategy be developed.

To ensure that the development is properly integrated into the wider area, sufficient advance planting should be put in place throughout the development site and should not be restricted only to 'active' phases.

Trees and small woodlands scattered throughout the site which should be incorporated into an appropriate landscape framework.

A management and long term maintenance plan for the landscape framework of the site including existing and proposed trees, hedgerows and hedgerow trees and all openspace planned within the development would be required.

There are no Rights of Way (RoW) within the site, however RoW LW191 runs in a north-south direction beside the Armadale Stadium, which is opposite to the Colinshiel development. SNH therefore recommend that pedestrian circulation routes include provisions to link into this RoW and other informal paths in the community woodland beside the A801.

A detailed method statement for SUDS developed in consultation with West Lothian Council, SNH, SEPA and BAA should be provided.

Coal Authority

14-Mar-13

The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

07-Feb-13

No comment.

Scottish Water

12-Mar-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 ARMADALE waste water treatment works (WWTW) where there is sufficient capacity.

Historic Scotland

08-Mar-13

Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details

HSE (Health and Safety Executive)

12-Mar-14 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.

WLC Flood Risk Assessment

10-Jul-13 There is a SUDS system to the north west of the site and therefore a Flood Risk Assessment is required for this site. (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

SEPA - Flooding

27-Feb-13 There is no requirement for a Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

27-Feb-13 There is no requirement for any buffer strip and there are no restoration opportunities. There are significant development planned in Armadale - Scottish Water will advise on Sewage Treatment Work capacity adequate for all these developments

WLC Environmental Health

24-May-13 No issues identified.

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. spoil from collieries and fire clay brick works have operated within the vicinity of the site.

WLC NETS and Land Services

03-Apr-13 Further discussion required regarding this site as it is CDA.

Transport Scotland

03-Apr-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.

It is suggested that 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.

LP Ref / UCS Ref	/	Audit	1/34	
EOI no			Consult Position	Preferred
Category	Auditable		Consult Update	25-Nov-13
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree Brownfield		Conclusion Date	25-Nov-13
The site has planning approval.				

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

List of Consultations and Dates **Current Status** **Proposed Use**

HSE (Health and Safety Executive)

02-Apr-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

Scottish Water

12-Mar-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 ARMADALE waste water treatment works (WWTW) where there is sufficient capacity.

WLC Environmental Health

19-Sep-12 No issues identified.

WLC Economic Property Development

07-Feb-13 No comment - residential site.

SNH

15-Mar-13 No issues identified.

WLC Contaminated Land

14-Jun-11 Planning consent has been granted on this site and a draft Remediation Strategy accepted, that is conditional on method statements being approved by the council as Planning Authority.

NHS - Lothian

19-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.

Armadale - Existing facility : Armadale Group Practice

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.

WOSAS

31-May-12 No comment.

SEPA - Flooding

14-Jun-12 Detailed Comments-no comment

SEPA - Water Environment

19-Jul-12 There is no requirement for any buffer strip and there are no restoration opportunities.

Transport Scotland

03-Apr-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.

It is suggested that 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.

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.

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

WLC Transportation

27-Nov-13 Access as per planning approval. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

LP Ref / UCS Ref	/	Audit	1/37	
EOI no			Consult Position	Preferred
Category	Auditable		Consult Update	25-Nov-13
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree Greenfield		Conclusion Date	25-Nov-13
The site has planning approval.				

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

List of Consultations and Dates **Current Status** **Proposed Use**

HSE (Health and Safety Executive)

11-Jul-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

WLC Education

11-Jul-14 Comments made at the time of the planning application.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Armadale - Existing facility : Armadale Group Practice

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.

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

Transport Scotland

18-Feb-14 Remote site, west of Westfield, north of Armadale. Nearest trunk road junctions are J4 of the M9 and J4 of the M8.

Transport Scotland has no significant comments to make.

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Balmore Water Treatment Works (WTW). There are possible network issues within the area and this development would require additional network investigation.

Waste: There is no public sewer network within this sites vicinity (1000m). It is presumed that the developer would be utilising a private wastewater treatment system. Therefore, early engagement with SEPA to discuss the specific requirements and approval of any private systems is essential.

WLC Contaminated Land

11-Feb-14 Council historical mapping shows potentially contaminative activities having been carried out on site, e.g. agriculture. Other potentially contaminative industries, e.g. railway lines and quarries have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to ensure land is

WOSAS

24-Feb-14 One site has been recorded from within the boundaries of the prospective development area, this being Craigengall Farm itself. According to the Torphichen Rental, this settlement is on record from at least 1426, when it appeared as 'Cragyngall'. While this would certainly appear to suggest the possibility for physical remains relating to earlier phases of occupation to be present, it is possible that this material may have been affected to some extent by construction of later buildings and agricultural operations. In addition to Craigengall itself, a number of other features have been recorded in the landscape surrounding the plot, including the remains of a high status late medieval building at Muckraw, around 300m to the north-east. This structure is legally-protected as a scheduled monument, and as a result, consideration should be given to the effect of any development proposal on its setting. An inscribed stone has also been recorded from just to the north-west of the proposed development area, and while details of this feature are scarce, its presence could also serve to suggest the potential for earlier occupation in the vicinity. Given the scale of the prospective plot and the fact that it does not appear to have been substantially affected by development during the modern period, it is likely that we would advise that any application would require a programme of archaeological evaluation. Given the proximity of the plot to a scheduled monument, it is also possible that we would advise refusal of an application should the change to the setting of the monument be too great.

WLC Transportation

27-Nov-13 Access as per planning permission. Rural location, no safe pedestrian route, road access onto minor roads, probable upgrade required. See also Transportation Background Paper to the Main issues Report (MIR) for details.

SEPA - Water Environment

24-Feb-14 There are already recent individual house developments at this site each with mound soakaways (3 CAR registrations). There is a PS sewage pollution pressure on this non-baseline Water Body at Craigrigg Cottages and we would expect no additional sewage discharge to this small burn. And we would have reservations about a large number of mound soakaways. There is potentially an opportunity for developer contribution to a first time sewerage connection which could pick up Craigrigg Cottages. Craigrigg was put forward to Scottish Water last year as a first time sewerage site but probably won't go ahead - but perhaps would with developer contributions?

Development of this site won't deteriorate a baseline Waterbody but may be local water quality impact. Waste water drainage from the site could exacerbate an existing point source sewage pressure or create a new pressure. Standard SUDs are sufficient to prevent deterioration of status. There are no opportunities for restoration within the site however a buffer strip is required. There are current pressures, at point source, on water body that could be exacerbated or addressed by proposed allocation on the water body within the site.

Scottish Enterprise

31-Jan-14 No comments, housing site.

Coal Authority

30-Jan-14 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.

WLC Waste Management

31-Jan-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Scottish Enterprise

10-Feb-14 No comments

WLC NETS and Land Services

10-Feb-14 Planning gain required to upgrade nearby Ferrier Crescent Park and footpath links to the park.

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.

SEPA - Flooding

24-Feb-14 A small part of this site is potentially subject to fluvial flooding. There is also the potential that development of allocation could increase the probability of flooding elsewhere. A Flood Risk Assessment would be required to assess the areas to avoid development adjacent to the Watercourse, any bridges or culverts would need to be taken into consideration.

LP Ref / UCS Ref	1/35	/	Audit	1/35	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	21-May-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date	21-May-14	

This site benefits from planning permission and is on a brownfield site within the settlement envelope, therefore it is to remain within the LDP as an allocation.

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

List of Consultations and Dates **Current Status** **Proposed Use**

Transport Scotland

21-May-14 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.

SNH

21-May-14 No specific comments.

WOSAS

21-May-14 No specific comments.

WLC Economic Property Development

21-May-14 no comment - Housing site.

WLC Transportation

21-May-14 No specific issues, development should take place in accordance with the approved planning permission.

WLC Environmental Health

21-May-14 No issues identified.

WLC Education

21-May-14 Education support - site is a continuation of an existing allocation.

WLC NETS and Land Services

21-May-14 No specific comments or requirements.

HSE (Health and Safety Executive)

21-May-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

Historic Scotland

21-May-14 No significant issues.

Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

21-May-14 No specific issues or concerns as this site is allocated as a housing site.

WLC Contaminated Land

21-May-14 No obvious issues, desk top analysis should be carried out as a precaution however.

WLC Waste Management

21-May-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

21-May-14 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.

Coal Authority

21-May-14 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

British Airports Authority (BAA)

21-May-14 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.

SEPA - Water Environment

19-Jul-12 There is no water feature within along site boundary.No Buffer strip required. There are no opportunities for restoration. There are no surface water drainage constraints. Information on capacity of receiving sewage works-Armadale.

WLC Flood Risk Assessment

14-Jun-12 Comments-no comments

SEPA - Flooding

14-Jun-12 Detailed Comments-no comment

3288 Mayfield**Armadale**

LP Ref / UCS Ref	COU1/ARM8	/	Audit	Consult Position	Preferred
EOI no				Consult Update	
Category	Enquiries Possible			Conclusion Date	Class Description
Planning Officer			Prime Quality Agricultural Land	No	
Conclusions	Brown/Gree	Brownfield	Conclusion Date		
	Armadale Primary/Armadale Academy, St Anthonys/St Kentigerns Academy				
List of Consultations and Dates	Current Status	Proposed Use			

22-Jul-14

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

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.

3295 Bathville Cross

Armadale

LP Ref / UCS Ref	COU32	/	Audit		
EOI no				Consult Position	Preferred
Category	Enquiries Possible			Consult Update	22-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	22-Jul-14
This is a brownfield site that is part of the Council's 1000 Houses Programme.					
Armadale Primary/Armadale Academy, St Antonys/St Kentigerns Academy					
List of Consultations and Dates	Current Status		Proposed Use		

Scottish Water

27-May-13 In terms of waste water the site is served by the Armadale works where there is sufficient capacity to accommodate development of the site. In terms of water the site is served by the Balmore plant where there is sufficient capacity to accommodate development of the site.

WOSAS

30-May-13 This plot was shown as undeveloped on the 1st edition Ordnance Survey map of the mid 19th century, though the general street - plan had been established by this point, and a row of terraced houses named Bathville Row was already present on the southern frontage of Upper Bathville, to the west of Station Road. The plot remained unoccupied on the 2nd edition map of around 1890, but by the 3rd edition, terraced structures were depicted on both the Lower Bathville and Station Road frontages. Modern maps indicate that these were subsequently removed at some point during the second half of the 20th century, and modern flat - blocks erected. Given that the site has been affected by two phases of construction during the modern period, the potential for buried material relating to earlier phases of occupation to survive appears low, and as a result, archaeological work is unlikely to be required in relation to this plot.

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 industries, e.g. brick works, spoil heaps, mining shafts and railway sidings have operated within the vicinity of the site.

SNH

14-Jun-13 No comment.

Historic Scotland

14-Jun-13 Content that this site unlikely to raise significant concerns for our historic environment interests.

WLC Environmental Health

13-Aug-13 No issues.

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.

SEPA - Flooding

17-Jun-13 There is a record of surface water flooding nearby in 2004 and 2006. No further information provided. The potential development of allocation would not increase the probability of flooding elsewhere. There is however no requirement for a Flood Risk Assessment for this site.

WLC Transportation

17-Feb-14 Town location, use existing access onto Station Road. See also MIR and Transportation Background Paper for further details.

WLC Waste Management

27-May-13 Requirement to provide adequate access for 26T vehicles and for the container storage to accommodate the 3 bin system plus Food Caddy for individual households and for multi occupancy blocks to have adequate bin storage for 1100l bins for Residual and Recycling + 1x240l Food Bin (per 5 properties).

SEPA - Water Environment

17-Jun-13 There is no requirement for any water resilient measures to be introduced to the site and there are also no restoration

WLC NETS and Land Services

10-Feb-14 Planning Gain required for Local park provision for Mayfield or eg Woodpark Local Park with exact requirements to be

Transport Scotland

18-Feb-14 Redevelopment of small existing Council stock – nominal net change anticipated.

Transport Scotland has no significant comments to make.

3121 Drove Road

Armadale

LP Ref / UCS Ref	COU34	/	Audit	EOI-0139	
EOI no	EOI-0139			Consult Position	Alternative
Category	Expression of Interest			Consult Update	22-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield	Conclusion Date		22-Jul-14
East part of site is part of Council's 1000 Houses Programme.					
Eastertoun Primary/Armadale Academy, St Anthony's/St Kentigerns Academy					
List of Consultations and Dates	Current Status		Proposed Use		

WLC Economic Property Development

17-Jan-14 No comments.

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.

Transport Scotland

17-Jan-14 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 Flood Risk Assessment

17-Jan-14 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.

SNH

17-Jan-14 No records. Base green infrastructure on existing footpath running along north of site and links to woodland.

SEPA - Water Environment

17-Jan-14 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.

SEPA - Flooding

17-Jan-14 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.

Scottish Water

17-Jan-14 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.

Scottish Enterprise

17-Jan-14 No specific issues or concerns.

NHS - Lothian

17-Jan-14 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.

Historic Scotland

17-Jan-14 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

Coal Authority

17-Jan-14 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.

WLC Contaminated Land

17-Jan-14 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.

HSE (Health and Safety Executive)

17-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.

WLC Transportation

17-Jan-14 Access onto Drove Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Waste Management

17-Jan-14 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

WLC NETS and Land Services

17-Jan-14 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

WOSAS

17-Jan-14 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 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.

444 Heatherfield West Armadale CDA

Armadale

LP Ref / UCS Ref	HAm10	/	Audit	1/28	
EOI no				Consult Position	Preferred
Category	Enquiries Possible			Consult Update	
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	
List of Consultations and Dates	Current Status	Proposed Use	Eastertoun Primary/Armadale Academy, St Anthony's/St Kentigerns Academy		

Coal Authority

17-May-12 The coal authority requests that WLC identifies whether past coal mining activity has taken place using GIS data provided by the coal authority. 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 to developments. The coal authority emphasises that former mining activities and related hazards are not a strict constraint on development; The coal authority would therefore not wish to suggest that any potential sites should be excluded from allocation on the basis of former mining

LP Ref / UCS Ref	HAm12(b)/COU14 /	Audit		
EOI no			Consult Position	Completed
Category	Auditable		Consult Update	15-Apr-13
Planning Officer		Prime Quality Agricultural Land	Yes	Class Description
Conclusions	Brown/Gree Greenfield		Conclusion Date	3.1
	Armadale Primary/Armadale Academy, St Anthonys/St Kentigerns Academy			
List of Consultations and Dates	Current Status	Proposed Use		

NHS - Lothian

19-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.

Armadale - Existing facility : Armadale Group Practice

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.

WLC Environmental Health

18-Mar-13 No issues identified.

WLC Contaminated Land

14-Jun-11 No known issues.

WLC Flood Risk Assessment

31-Jan-13 Likely Flood Risk Assessment required - Record of flooding in 2007 adjacent to the site.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Transportation

27-Nov-13 Existing access off North Street or proposed Colinshiel access road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

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.

Transport Scotland

03-Apr-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.

It is suggested that 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.

SEPA - Flooding

15-Feb-12 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site. Record of flooding in 2007 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

2173 Nelson Park

Armadale

LP Ref / UCS Ref	HAm12c/COU14 /	Audit	1/29C		
EOI no		Consult Position	Preferred		
Category	Auditable-Constrained	Consult Update	25-Nov-13		
Planning Officer		Prime Quality Agricultural Land	No	Class Description	5.3
Conclusions	Brown/Gree Greenfield	Conclusion Date	25-Nov-13		

The site contributes towards the council's next phase of the council house build programme and is anticipated to come forward by 2017.

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

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

02-Apr-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

SNH

15-Mar-13 No issues identified.

Scottish Water

12-Mar-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 ARMADALE waste water treatment works (WWTW) where there is sufficient capacity.

WLC Environmental Health

19-Sep-12 No issues identified.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

SEPA - Flooding

15-Feb-12 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site. Record of flooding in 2007 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood

NHS - Lothian

19-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.

Armadale - Existing facility : Armadale Group Practice

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.

WOSAS

31-May-12 The reference 'Ham12(c)' does not appear among those listed in polygon attribute table of the supplied shapefile. The grid reference centres on a polygon identified as 'Ham12a'. This extends southwards from Bathgate Road to the rear of the houses on St Paul's Drive, and includes a number of houses in the northern half of Mallace Avenue. The section of this plot occupied by recently-constructed houses on Mallace Avenue is unlikely to raise an archaeological issue, particularly as these are likely to remain in place. The northern section of the site, immediately adjacent to Bathgate Road, shows evidence of having been affected by previous industrial activity. The 2nd edition map shows evidence of what appears to be dumping or tipping in this area, as does the 3rd edition. This appears likely to be associated with the line of a mineral railway, which is shown on both of these maps running roughly SW – NE across part of the plot. While it is apparent that much of the polygon-area is of low archaeological potential, either because it is under modern development or has been affected by industrial activity in the 19th and early 20th centuries, the majority of the recreation ground itself appears to have remained relatively undisturbed, suggesting that it may retain some potential to produce buried material relating to earlier phases of activity.

WLC Flood Risk Assessment

31-Jan-13 Record of flooding in 2007 adjacent to the site. Likely Flood Risk Assessment required.

WLC Contaminated Land

14-Jun-11 No known issues.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Transportation

27-Nov-13 Access from north Street or via the proposed Colinshiel access road. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

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.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

Transport Scotland

03-Apr-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.

It is suggested that 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 NETS and Land Services

23-Apr-13 No comment.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

278 Stonerigg Depot

Armadale

LP Ref / UCS Ref	HAm7	/	Audit	1/20	
EOI no				Consult Position	Completed
Category	Auditable-Constrained			Consult Update	15-Apr-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	
	Armadale Primary/Armadale Academy, St Anthonys/St Kentigerns Academy				
List of Consultations and Dates	Current Status		Proposed Use		

WLC Contaminated Land

16-Jun-11 This site contains former waterworks filtering beds. A Contaminated Land Site Investigation is likely to be required for this

SEPA - Water Environment

15-Feb-12 No comments, there is no requirement for any buffer strip and there are no restoration opportunities.

WOSAS

31-May-12 This site was identified as undeveloped ground on the 1st edition OS map of the mid 19th century, but by the time of the 2nd edition of c. 1895, much of it was occupied by a water works, owned by Linlithgow County Council. It is apparent that construction of this works required a fair amount of earth-moving, as various embankments were shown on the 2nd edition, something that was extended by the 3rd edition, where buildings and filter beds associated with the works extended across virtually all of the plot. Given the amount of previous disturbance identifiable on this site from cartographic sources, it is unlikely that its development would raise a significant archaeological issue.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Environmental Health

19-Sep-12 No issues identified.

SEPA - Flooding

15-Feb-12 DSite appears to have been constructed already. SEPA would have highlighted a potential culverted watercourse adjacent to the site (north west corner). Also, we would 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 are no water resilient measures required.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

Scottish Water

12-Mar-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 ARMADALE waste water treatment works (WWTW) where there is sufficient capacity.

NHS - Lothian

19-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.

Armadale - Existing facility : Armadale Group Practice

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.

SNH

15-Mar-13 No issues identified.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details

WLC NETS and Land Services

23-Apr-13 No comments.

WLC Flood Risk Assessment

30-Jan-14 Flood Risk Assessment required for this site due to agricultural run off. SEPA FLOOD RISK MAPS 2013 UPDATE - The usual attenuation and treatment of runoff criteria would apply.

Transport Scotland

03-Apr-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.

It is suggested that 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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

495 Muirfield (North Street)

Armadale

LP Ref / UCS Ref	HAm8	/	Audit	1/25	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		25-Nov-13

The site is an existing allocation within the West Lothian Local Plan.
Eastertoun Primary/Armadale Academy, St Anthony's/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Flood Risk Assessment

31-Jan-13 Site susceptible to flooding. Flood Risk Assessment required.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

NHS - Lothian

19-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.

Armadale - Existing facility : Armadale Group Practice

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.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Contaminated Land

02-May-13 No potentially contaminative activities have been recorded on site. However, the site lies adjacent to a former gasworks site, mining, quarrying and unknown filled ground.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

SEPA - Flooding

15-Feb-12 A Flood Risk Assessment is required for this site.

WLC Transportation

27-Nov-13 Access via North Street. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

HSE (Health and Safety Executive)

12-Mar-14 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.

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.

141 Ferrier Crescent

Armadale

LP Ref / UCS Ref	NH 1/38	/	Audit	1/38	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		25-Nov-13

The site has planning approval.

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

List of Consultations and Dates **Current Status** **Proposed Use**

NHS - Lothian

19-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.

Armadale - Existing facility : Armadale Group Practice

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.

SNH

18-Mar-13 No comments made.

Scottish Enterprise

31-Jan-14 No comments, housing site.

WLC Waste Management

31-Jan-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

10-Feb-14 No comments.

Coal Authority

30-Jan-14 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.

WLC Contaminated Land

11-Feb-14 Council historical mapping does not show potentially contaminative activities having been carried out on site. Other potentially contaminative industries, e.g. railway lines, colliery's and steel works have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to

WLC NETS and Land Services

10-Feb-14 Planning gain required to upgrade nearby Ferrier Crescent Park and footpath links to the park.

Transport Scotland

18-Feb-14 Small site within Armadale. Nearest trunk road junctions are J4 of the M9 and J4 of the M8.

Transport Scotland has no significant comments to make.

WOSAS

24-Feb-14 We provided comments in 2009 in response to a previous consultation on the prospective development of this plot. At that time, we advised that the site had already undergone a degree of previous disturbance associated with the creation of the current areas of hardstanding and the erection of what appear to be garages. Comparison with available historical maps suggests that the western section of the site was clipped by a mineral railway in use from the later 19th century. However, the small scale of the proposed development area and the fact that it has been previously disturbed by modern construction meant that we advised that we would not consider archaeological work to be necessary. I would reiterate this

SEPA - Flooding

24-Feb-14 Potential development of allocation could increase the probability of flooding elsewhere. There was a report of surface water flooding in July 2007 adjacent to the site. SEPA recommend that the Flood Prevention Officer comment on this allocation as part of the site shows possible risk of flooding from surface water and there is an account of surface water flooding on the adjacent road. They may have further information on flooding and management of surface water in the area.

SEPA - Water Environment

24-Feb-14 Standard SUDs are sufficient to prevent deterioration of status of the site. There is no requirement for a buffer strip and there are no restoration opportunities within the boundary of the site.

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

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.

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Balmore Water Treatment Works (WTW). Previous studies within the area have highlighted some network issues therefore further investigations may be required.

Waste: There is limited capacity at Armadale Wastewater Treatment Works (WWTW). Scottish Water will continue to monitor the capacity, at the point at which a growth project is required a developer will need to meet the 5 criteria mentioned earlier in this letter.

It is an essential requirement however that fully separate drainage systems are incorporated as part of the on site drainage

WLC Transportation

27-Nov-13

Access as per planning approval. Town location, direct links to footway and road network. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

LP Ref / UCS Ref	CS	/	Audit	CS	
EOI no				Consult Position	Preferred
Category	Auditable-Local Plan			Consult Update	22-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	22-Jul-14

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, 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 and a planning application for permission in principle is under consideration for a residential development (ref 0451/P/09).

The site also contains housing site HAm10 (70 units), the remainder of the site is allocated for 200 units.

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Contaminated Land

14-Jun-11 Various portions of this site contain former mining land (spoil heaps, mineral railways, etc). A Contaminated Land Site Investigation will be required for this site.

SNH

18-Mar-13 A wetland area within this site is being considered as a Local Biodiversity Site (LBS). It is suggested that an appropriate stand-off from the boundary is observed and that this area is considered as a main contributor to the green network. Appropriate opportunities for access through the LBS should also be considered as part of the proposals for the

WLC Economic Property Development

07-Feb-13 No comment - mixed use largely residential development site.

WOSAS

31-May-12 One site has been identified from within the boundaries of this CDA, this being the former site of Armadale Pit No.3, and there is further evidence for former extractive industry present to the north. Comparison with available historical maps and current aerial photographs indicates that some sections of the plot have been affected by industrial activity of this type, predominantly in the form of various shafts, tips and pits depicted on the 1st, 2nd and 3rd edition OS maps. While these operations mean that there are likely to be areas of the site where survival of material relating to earlier phases of activity is unlikely, substantial sections of the plot do not appear to have been affected in this way, meaning that they would retain some potential to produce buried deposits. We have provided comments in relation to applications for a number of proposed developments within the CDA. In most instances, we have recommended a need for archaeological evaluation trenching in advance, in order to assess the potential for buried features to survive, though the need for this would be largely dependent on whether the specific area

SEPA - Flooding

14-Jun-12 SEPA previously commented on an application on this site and objected due to a lack of information regarding culverts. Additional correspondence from the applicant removed these areas from the application and so SEPA removed objections. As this allocation is for the whole Masterplan area SEPA have confirmed their comments are still applicable and they require additional information on the culverts as highlighted in previous responses. A Flood Risk Assessment is required for the site but no water resilient measures are required.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SEPA - Water Environment

14-Jun-12 There are small watercourses flow through site and along the north eastern boundary of site - these should not be culverted and opportunities harnessed for habitat restoration.

WLC Environmental Health

19-Jun-12 No issues identified.

Scottish Water

12-Mar-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 ARMADALE waste water treatment works (WWTW) where there is sufficient capacity.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

Armadale - Existing facility : Armadale Group Practice

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.

WLC Flood Risk Assessment

13-Nov-13 SEPA Flood Risk Map 2013 Update - This site shows a number of hollows deemed susceptible to flooding. It is thought that these could potentially be engineered to avoid surface water accumulating there. The usual attenuation and treatment of runoff criteria would apply.

HSE (Health and Safety Executive)

12-Mar-14 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.

WLC NETS and Land Services

23-Apr-13 CDA requirements in WLLP:
- woodland planting to implement the Forest Habitat Network objective;
- management of existing trees and woodlands;
- open space provision and indoor and outdoor sports facilities in accordance with approved strategies of the council.

CDA requirements specific to Armadale:

-enhancement of open space area between Avondale Drive and Upper Bathville and formation of community woodland on western edge of Armadale;
- woodland planting adjacent to A801, to north and east of mixed use allocation at Colinshiel and on the edge of the allocations at Standhill; and
- management plan for Colinshiel Wood.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

WLC Transportation

27-Nov-13 Access to be determined by master plan, North Street and A89 access. See also Transport Background Paper to the Main Issues Report (MIR) for further details

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 4 of the M8.

1280 Lower Bathville Brickworks CDA North

Armadale CDA

LP Ref / UCS Ref	LB/COU13	/	Audit	LT		
EOI no					Consult Position	Preferred
Category	Auditable				Consult Update	03-Apr-14
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Brownfield		Conclusion Date		03-Apr-14

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, is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. Planning permission in principle has been granted ref 0191/p/09 for a 23Ha residential development on the site.

The site is brownfield in part. 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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Environmental Health

19-Jun-12 This designated mixed use area is near existing housing but the southern end is also near the rail line and rail station with associated noise issues.

WLC Economic Property Development

15-Jun-12 No comments - the site is for mixed use development, predominantly housing.

SNH

18-Mar-13 No issues identified.

CDA / LB - An European Protected Species have been found within the quarry at this site. A licence was issued by Scottish Government to permit disturbance and destruction of habitat to Achadonn Properties Ltd in 2009. If the site is developed, the status of the work that was licensed and the current status of the EPS population in this area must be established prior to the grant of planning permission.

WOSAS

31-May-12 This large CDA, located to the north of the reinstated Airdrie – Bathgate railway line, has been substantially affected by industrial development over the 19th and 20th centuries. A number of sites have been recorded from within its boundaries, including the Etna and Atlas Brickworks, the United Fireclay Works and the Unicol Tile Works. It is possible to trace the development of industrial activity in this area through subsequent Ordnance Survey map editions, which show the expansion of the various complexes. While the remains of these operations may themselves be of interest from an industrial perspective, their scale means that they are likely to have removed any buried deposits relating to earlier phases of occupation that may have been present in these sections of the site. In particular, the large-scale quarrying of fireclay evidenced on various OS maps is likely to have entirely removed any earlier material that may have been present. The southern end of the site appears to have been less heavily affected by previous industrial activity, and so may retain some potential to produce buried archaeological material. Some previous fieldwork has been conducted in this section, associated with the re-opening of Armadale Station and the creation of new access and parking, but there remain areas that have not been assessed in this way.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Contaminated Land

16-Jun-11 This site contains a former brickworks and various other industrial land uses. Initial site investigations record areas of significant contamination. Further site investigation and a full remediation strategy will be required for this site.

NHS - Lothian

19-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.

Armadale - Existing facility : Armadale Group Practice

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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.

SEPA - Water Environment

15-Feb-12 High level of SUDS required since low dilution. Small watercourse flows through North of site - this should not be culverted and opportunities harnessed for habitat restoration. There is no requirement for any buffer strip however.

Scottish Water

20-Mar-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 ARMADALE waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

15-Feb-12 SEPA previously commented on this site and agreed to not object but require re-consultation at the design stage. A Flood Risk Assessment is required for this site. Water resilient measures are not required however. Record of flooding in 2004, and 2006 near to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a mixed use Core Development Area sites in the adopted West Lothian Local Plan 2009.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

27-Nov-13 Access via A801 and Station Road, to be determined by master plan. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

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.

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 4 of the M8.

It is suggested that 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 NETS and Land Services

23-Apr-13 CDA requirements in WLLP:
- woodland planting to implement the Forest Habitat Network objective;
- management of existing trees and woodlands;
- open space provision and indoor and outdoor sports facilities in accordance with approved strategies of the council.

CDA requirements specific to Armadale:

- enhancement of open space area between Avondale Drive and Upper Bathville and formation of community woodland on western edge of Armadale;
- woodland planting adjacent to A801, to north and east of mixed use allocation at Colinshiel and on the edge of the allocations at Standhill; and
- management plan for Colinshiel Wood.

WLC Flood Risk Assessment

31-Jan-13 A Flood Risk Assessment is required for this site. SEPA Flood Risk Map 2013 Update - This site shows a number of hollows deemed susceptible to flooding. It is thought that these could potentially be engineered to avoid surface water accumulating there. The usual attenuation and treatment of runoff criteria would apply.

2684 Lower Bathville Brickworks CDA South

Armadale CDA

LP Ref / UCS Ref	LB/COU13	/	Audit	LT		
EOI no					Consult Position	Preferred
Category	Auditable-Local Plan				Consult Update	03-Apr-14
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	2
Conclusions	Brown/Gree	Greenfield		Conclusion Date		03-Apr-14

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, is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. Planning permission in principle has been granted ref 0191/p/09 for a 23Ha residential development on the site.

The site is brownfield in part. 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.

Armadale Primary/Armadale Academy, St Antonys/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

SNH
No issues identified.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 No comments - the site is for mixed use development, predominantly housing.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

20-Mar-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 ARMADALE waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

15-Feb-12 SEPA previously commented on this site and agreed to not object but require re-consultation at the design stage. A Flood Risk Assessment is required for this site. Water resilient measures are not required however. Record of flooding in 2004, and 2006 near to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere.

SEPA - Water Environment

15-Feb-12 High level of SUDS required since low dilution. Small watercourse flows through North of site - this should not be culverted and opportunities harnessed for habitat restoration. There is no requirement for any buffer strip however.

NHS - Lothian

19-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.

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WOSAS

31-May-12 This large CDA, located to the north of the reinstated Airdrie – Bathgate railway line, has been substantially affected by industrial development over the 19th and 20th centuries. A number of sites have been recorded from within its boundaries, including the Etna and Atlas Brickworks, the United Fireclay Works and the Unicol Tile Works. It is possible to trace the development of industrial activity in this area through subsequent Ordnance Survey map editions, which show the expansion of the various complexes. While the remains of these operations may themselves be of interest from an industrial perspective, their scale means that they are likely to have removed any buried deposits relating to earlier phases of occupation that may have been present in these sections of the site. In particular, the large-scale quarrying of fireclay evidenced on various OS maps is likely to have entirely removed any earlier material that may have been present. The southern end of the site appears to have been less heavily affected by previous industrial activity, and so may retain some potential to produce buried archaeological material. Some previous fieldwork has been conducted in this section, associated with the re-opening of Armadale Station and the creation of new access and parking, but there remain areas that have not been assessed in this way.

WLC Environmental Health

19-Jun-12 This designated mixed use area is near existing housing but the southern end is also near the rail line and rail station with associated noise issues.

WLC Contaminated Land

14-Jun-11 This site contains a former brickworks and various other industrial land uses. Initial site investigations record areas of significant contamination. Further site investigation and a full remediation strategy will be required for this site.

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 4 of the M8.

It is suggested that 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.

Scottish Enterprise

04-Jul-13 No specific issues or concerns as this site is allocated as a mixed use Core Development Area sites in the adopted West Lothian Local Plan 2009.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment is required for this site. SEPA Flood Risk Map 2013 Update - This site shows a number of hollows deemed susceptible to flooding. It is thought that these could potentially be engineered to avoid surface water accumulating there. The usual attenuation and treatment of runoff criteria would apply.

WLC Transportation

27-Nov-13 Access via A801 and Station Road, to be determined by master plan. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

WLC NETS and Land Services

23-Apr-13 CDA requirements in WLLP:
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Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

LP Ref / UCS Ref	LT/COU13	/	Audit	LT	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	03-Apr-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	03-Apr-14

3.1

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, is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. Planning permission in principle has been granted ref 0191/p/09 for a 23Ha residential development on the site.

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SNH

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15-Feb-12 High level of SUDS required since low dilution. Small watercourse flows through North of site - this should not be culverted and opportunities harnessed for habitat restoration. There is no requirement for any buffer strip however.

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Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a mixed use Core Development Area sites in the adopted West Lothian Local Plan 2009.

WLC Transportation

27-Nov-13 Access via A801 and Station Road, to be determined by master plan. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

WLC NETS and Land Services

23-Apr-13 CDA requirements in WLLP:
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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.

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31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

LP Ref / UCS Ref	NH	/	Audit	NH-R1A/R1B	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	03-Apr-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description 4.2
Conclusions	Brown/Gree	Greenfield		Conclusion Date	03-Apr-14

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, is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. Detailed consents have also been granted and construction is underway on site.

The site has planning permission and construction has commenced. Contains housing sites R1A and R1B.

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Environmental Health

15-Aug-13 Potential from railway noise from the site.

HSE (Health and Safety Executive)

02-Apr-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

WLC Economic Property Development

15-Jun-12 No comments - the site is for mixed use development, predominantly housing.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

17-Oct-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.

Armadale - Existing facility : Armadale Group Practice

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.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. colliery and quarrying. Potentially contaminative industries, e.g. brick and tile works and railway land, have operated within the vicinity of the site.

SEPA - Flooding

15-Feb-12 There is the requirement for a Flood Risk Assessment and Drainage Assessment for this site.

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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a mixed use Core Development Area sites in the adopted West Lothian Local Plan 2009.

WLC Flood Risk Assessment

07-May-13 There is the requirement for a Flood Risk Assessment and Drainage Assessment for this site.

WLC Transportation

27-Nov-13 Access as per planning permission via Station Road. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

1282 Standhill North (SN) CDA

Armadale CDA

LP Ref / UCS Ref	SN	/	Audit	SN		
EOI no				Consult Position	Preferred	
Category	Auditable-Local Plan			Consult Update	25-Nov-13	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	4.2
Conclusions	Brown/Gree	Greenfield		Conclusion Date	25-Nov-13	

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, is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Scottish Water

12-Mar-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 ARMADALE waste water treatment works (WWTW) where there is sufficient capacity.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Economic Property Development

15-Jun-12 No comments - the site is for mixed use development, predominantly housing.

NHS - Lothian

19-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.

Armadale - Existing facility : Armadale Group Practice

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.

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment (FRA) which assesses the flood risk from the small watercourses which flows through the site. Consideration should be given to any culverts along this reach. Water resilient measures required-

SEPA - Water Environment

15-Feb-12 Small watercourses flow through site and these should not be culverted and opportunities harnessed for habitat restoration. There is no requirement for any buffer strip.

WLC Flood Risk Assessment

30-Jan-14 We require a Flood Risk Assessment (FRA) which assesses the flood risk from the small watercourses which flows through the site. Consideration should be given to any culverts along this reach. SEPA Flood Risk Map 2013 Update - This site shows a very small hollow that is susceptible to flooding. This could potentially be engineered to avoid surface water accumulating there. The usual attenuation and treatment of runoff criteria would apply.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No issues identified.

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this CDA, though it is located close to a large area of rig and furrow cultivation visible from Barbauchlaw Glen on Ordnance Survey aerial photographs. It is also located on the opposite side of the glen to the traditional site of Ogilface Castle. Comparison with the 1st, 2nd and 3rd edition maps suggest that the area has remained largely unaffected by development over the 19th and 20th centuries, though an old shaft and kiln were depicted on the 1st edition in the area between the CDA and the glen. As the area does not appear to have been affected by substantial ground disturbance associated with modern development, it would retain some potential to produce buried deposits associated with earlier phases of activity. We have provided comments on one previous application for the erection of housing on this site, and advised that a programme of archaeological evaluation trenching should take place in advance of this, to assess this

WLC Contaminated Land

14-Jun-11 No known issues.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a mixed use Core Development Area sites in the adopted West Lothian Local Plan 2009.

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 4 of the M8.

It is suggested that 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 Transportation

27-Nov-13 Access via new roundabout onto the A89. See also Transport Background Paper to the Main Issues Report (MIR) for further

WLC NETS and Land Services

23-Apr-13 CDA requirements in WLLP:
- woodland planting to implement the Forest Habitat Network objective;
- management of existing trees and woodlands;
- open space provision and indoor and outdoor sports facilities in accordance with approved strategies of the council.

CDA requirements specific to Armadale:

-enhancement of open space area between Avondale Drive and Upper Bathville and formation of community woodland on western edge of Armadale;
- woodland planting adjacent to A801, to north and east of mixed use allocation at Colinshiel and on the edge of the allocations at Standhill; and
- management plan for Colinshiel Wood.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

LP Ref / UCS Ref	SS	/	Audit	SS	
EOI no				Consult Position	Preferred
Category	Auditable-Local Plan			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description 4.2
Conclusions	Brown/Gree	Greenfield		Conclusion Date	25-Nov-13

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, is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Flood Risk Assessment

30-Jan-14 We require a Flood Risk Assessment (FRA) which assesses the flood risk from the small watercourses which flows through the site. Based on the OS Map there is a potential culvert through the site. We would require investigation into the culverts. We would 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". SEPA Flood Risk Map 2013 Update - A very small part of this site close to the A89 is deemed at risk from pluvial flooding. The site also has some road drains in it but not placed such that they would significantly impact on the development potential of the site. The

WLC Economic Property Development

15-Jun-12 No comments - the site is for mixed use development, predominantly housing.

Scottish Water

12-Mar-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 ARMADALE waste water treatment works (WWTW) where there is sufficient capacity.

SNH

18-Mar-13 No issues identified.

Coal Authority

15-Feb-12 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment (FRA) which assesses the flood risk from the small watercourses which flows through the site. Based on the OS Map there is a potential culvert through the site. We would require investigation into the culverts. We would 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".Water resilient

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SEPA - Water Environment

15-Feb-12 There are small watercourse flows along NW boundary of site - this should not be culverted and opportunities harnessed for habitat restoration.

WOSAS

31-May-12

No sites have been recorded from within the boundaries of this CDA. Comparison with available historical maps indicates that the southern end of the plot is likely to have been substantially affected by mining during the later 19th and 20th centuries. The 2nd edition OS map shows this section of the plot as having been occupied by pits, tips and tramways associated with Armadale Colliery. These features were also shown on the 3rd edition. Extractive operations of this type are likely to have removed any material relating to earlier phases of occupation that may have been present in this section of the plot, though the ground to the west of Armadale Academy and south of the A89 does not appear to have been affected by industrial activity of this type, and so may retain some potential to produce buried deposits associated with earlier phases of occupation. We have provided comments on one previous application for the erection of housing on this site, and advised that a programme of archaeological evaluation trenching should take place in advance of this, to assess this potential.

NHS - Lothian

19-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.

Armadale - Existing facility : Armadale Group Practice

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.

WLC Contaminated Land

14-Jun-11

The former Armadale Colliery is situated in southern part of the site. A Contaminated Land Site Investigation will be required for this site.

WLC Environmental Health

19-Jun-12

No issues identified.

Scottish Enterprise

13-Mar-12

No specific issues or concerns as this site is allocated as a mixed use Core Development Area sites in the adopted West Lothian Local Plan 2009.

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.

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 4 of the M8.

It is suggested that 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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

23-Apr-13 CDA requirements in WLLP:
- woodland planting to implement the Forest Habitat Network objective;
- management of existing trees and woodlands;
- open space provision and indoor and outdoor sports facilities in accordance with approved strategies of the council.

CDA requirements specific to Armadale:

-enhancement of open space area between Avondale Drive and Upper Bathville and formation of community woodland on western edge of Armadale;
- woodland planting adjacent to A801, to north and east of mixed use allocation at Colinshiel and on the edge of the allocations at Standhill; and
- management plan for Colinshiel Wood.

WLC Transportation

27-Nov-13 Access via new roundabout onto the A89. See also Transport Background Paper to the Main Issues Report (MIR) for further

LP Ref / UCS Ref	TF	/	Audit	TF	
EOI no				Consult Position	Preferred
Category	Auditable-Local Plan			Consult Update	03-Apr-14
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	03-Apr-14

3.1

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, is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. Planning permission in principle has been granted for for a mixed use development, including residential, commercial, retail, school and leisure facilities together with associated infrastructure and open space provision under reference 1044-p-08. Detailed consents have also been granted and construction is underway on site.

The site owner/developer has confirmed intention to bring the site forward within the LDP plan period and planning permission in principle has been granted.

Armadale Primary/Armadale Academy, St Antonys/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

SNH

18-Mar-13 No issues identified.

WLC Flood Risk Assessment

30-Jan-14 Information provided from the council states that a drainage impact assessment and a flood risk assessment is required. We previously commented on this application and agreed to not object but require re-consultation at the design stage. SEPA Flood Risk Map 2013 Update - This site shows a number of hollows deemed susceptible to flooding. It is thought that these could potentially be engineered to avoid surface water accumulating there. The usual attenuation and treatment of runoff criteria would apply. SEPA Flood risk map 2013 Update - Several parts of this site appear at risk of pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and

NHS - Lothian

19-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.

Armadale - Existing facility : Armadale Group Practice

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.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a drainage impact assessment and a flood risk assessment is required. SEPA previously commented on this application and agreed to not object but require re-consultation at the design stage. Water resilient measures are not required for this site. Record of flooding in 2004, and 2006 near to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere

SEPA - Water Environment

15-Feb-12 High level of SUDS required since low dilution. Small watercourse flows through W of site - this should not be culverted and opportunities harnessed for habitat restoration. Development should eble private sewerage system at ASDA supermarket to connect to foul sewer

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Contaminated Land

16-Jun-11 This site includes former open cast and shallow mineworkings with former spoil heaps, railway sidings and minshafts on site. A Phase I Contaminated Land Report submitted as part of 1044/P/08 and further Phase II works will be required alongside any detailed planning applications submitted for development of this site.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Environmental Health

19-Jun-12 The site is part of a designated mixed use area on the northern boundary adjacent to rail line and station with associated noise issues. The southern boundary borders a designated employment area and there may be possible noise issues.

WOSAS

31-May-12 A number of sites have been identified from within this CDA, including a former miners' row, a standing stone, and an area of rig and furrow cultivation. Various other features have also been identified, associated either with the former industrial or agricultural usage of the area. In part, the relative abundance of features recorded from within this CDA is likely to be due to the fact that it has been subject to a previous cultural heritage assessment conducted by CFA Archaeology Ltd as part of the Armadale Masterplan. This involved an assessment of written and cartographic sources relating to the wider Masterplan area, to attempt to identify any elements of the historic environment recorded in this material. While this provides a reasonable picture of the archaeological baseline, however, it remains possible that material relating to phases of occupation relating to the several thousand years of human occupation before detailed mapping may be present. As a result, there is some potential that buried deposits relating to early phases of occupation may survive in those areas of the CDA that have not been affected

Scottish Water

12-Mar-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 ARMADALE waste water treatment works (WWTW) where there is sufficient capacity.

WLC Economic Property Development

15-Jun-12 No comments - the site is for mixed use development, predominantly housing.

WLC NETS and Land Services

23-Apr-13 CDA requirements in WLLP:
- woodland planting to implement the Forest Habitat Network objective;
- management of existing trees and woodlands;
- open space provision and indoor and outdoor sports facilities in accordance with approved strategies of the council.

CDA requirements specific to Armadale:

-enhancement of open space area between Avondale Drive and Upper Bathville and formation of community woodland on western edge of Armadale;
- woodland planting adjacent to A801, to north and east of mixed use allocation at Colinshiel and on the edge of the allocations at Standhill; and
- management plan for Colinshiel Wood.

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 4 of the M8.

It is suggested that 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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a mixed use Core Development Area sites in the adopted West Lothian Local Plan 2009.

WLC Transportation

27-Nov-13 Access via Station Road and proposed new link road as per master plan. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

129 Former Woodthorpe Garden Centre

Bathgate

LP Ref / UCS Ref	/	Audit	2/106	
EOI no			Consult Position	Preferred
Category	Auditable		Consult Update	25-Nov-13
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date	25-Nov-13

The site has planning approval.

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

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

05-Mar-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

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

SNH

No comments made.

WLC Transportation

27-Nov-13 Access as per planning approval. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

Historic Scotland

25-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

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.

1728 Meadow Public Park

Bathgate

LP Ref / UCS Ref

/ BATH 2

Audit

EOI no

Consult Position

Dismissed

Category

Enquiries Possible

Consult Update

Planning Officer

Prime Quality Agricultural Land

No

Class Description

Conclusions

Brown/Gree Brownfield

Conclusion Date

Windyknowe Primary/Armada Academy, St Marys (Polbeth)/St Kentigerns Academy

List of Consultations and Dates

Current Status

Proposed Use

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Waste Management

12-Jul-12

WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

Scottish Water

12-Mar-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 BATHGATE waste water treatment works (WWTW) where there is sufficient capacity.

SNH

18-Mar-13

No issues identified.

WOSAS

20-Feb-13

This plot is shown as undeveloped on the 1st, 2nd and 3rd edition Ordnance Survey maps, and also appears as open ground on current editions. However, aerial photographs indicate that the surface of the area has been covered with red blaes, possibly for use as sports pitches for the adjacent school. It is unclear from available information whether this material was simply spread on top of the previous ground surface, or whether its deposition was preceded by other forms of ground disturbance (the removal of topsoil, for example, or works to improve drainage). If the material was simply spread on the previous ground surface, the plot may retain some potential to produce material relating to previous phases of occupation, but this potential does not appear to be particularly high, suggesting that the site is unlikely to raise a major

WLC Economic Property Development

07-Feb-13

It is not envisaged that any form of development would be acceptable on this site and it is suggested that there would likely be strong local resistance.

Coal Authority

26-Feb-13

The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Transportation

12-Apr-13 See Transportation Background Paper to the Main issues Report (MIR).

WLC Flood Risk Assessment

10-Jul-13 A Flood Risk Assessment is required for this site, flooding issues to be determined. (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

Transport Scotland

03-Apr-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.

SEPA - Flooding

27-Feb-13 SEPA recommend removal of this site from the local plan as the site is at medium to high risk of fluvial flooding to the site. The site is entirely within the 1:200 year flood extent and based on nearby studies undertaken to support development, the flood extent appears reasonable here. Site is greenfield and therefore we would not support landraising on site. In addition, the National Pluvial Map indicates that the area is potentially vulnerable to pluvial flooding. If it is pursued it would require a Flood Risk Assessment due to the proximity of the Bathgate burn. There are nearby flood risk assessments for development sites indicate that the Flood Map extent is reasonable. There is potential that this development could lead to flood risk to

SEPA - Water Environment

27-Feb-13 There is no buffer strip required and there are no restoration opportunities.

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

03-Apr-13 Object as this site is used as a showground.

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.

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. flour mill, railways, iron foundry, cemetery, shovel works, gas works and a slaughterhouse have operated within the vicinity of the site.

WLC Environmental Health

13-Aug-13 No issues.

LP Ref / UCS Ref	/	Audit	2/108	
EOI no			Consult Position	Preferred
Category	Auditable		Consult Update	22-Jul-14
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date	22-Jul-14
Within settlement boundary and a brownfield site. 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				
Boghall Primary/Bathgate Academy, St Columbas/St Kentigerns Academy				
List of Consultations and Dates	Current Status	Proposed Use		

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

SNH

No comments made.

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

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.

1654 Creamery Garage

Bathgate

LP Ref / UCS Ref 2/109 / Audit 2/109
EOI no Consult Position Preferred
Category Auditable-Constrained Consult Update 22-Jul-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 22-Jul-14

This site is a brownfield site within the settlement boundary that benefits from planning permission, therefore it is proposed to continue this allocation into the LDP.

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

List of Consultations and Dates Current Status Proposed Use

WLC Education

21-May-14 Site lies within the catchment schools at the top of the report on this site. The planning permission required phasing of development over two years and developer contributions.

SNH

21-May-14 No specific comments.

Scottish Enterprise

21-May-14 No specific issues or concerns as the site is allocated as a housing site

SEPA - Water Environment

21-May-14 No specific requirements.

SEPA - Flooding

21-May-14 No specific issues or concerns.

WLC NETS and Land Services

21-May-14 No specific comments.

British Airports Authority (BAA)

21-May-14 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.

HSE (Health and Safety Executive)

21-May-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

Transport Scotland

21-May-14 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.

Coal Authority

21-May-14 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Historic Scotland

21-May-14 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Environmental Health

21-May-14 No issues identified.

WLC Contaminated Land

21-May-14 The developer will be required to undertake site investigation works prior to work commencing on site.

Scottish Water

21-May-14 There may be water and waste water network issues that the developer is required to contact Scottish Water about.

WLC Waste Management

21-May-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

21-May-14 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, Westfield & Torphichen - 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

WLC Economic Property Development

21-May-14 No comments, housing site.

WLC Economic Property Development

21-May-14 No comments, housing site.

WLC Transportation

21-May-14 Standard comments regarding road and footpath construction.

WOSAS

21-May-14 No specific issues or concerns.

WLC Flood Risk Assessment

21-May-14 No specific issues or concerns.

WLC Contaminated Land

09-Oct-13 possible SI required.

Scottish Water

No known issues

2340 Bathgate Community Education Centre

Bathgate

LP Ref / UCS Ref	COU23	/	Audit		
EOI no				Consult Position	Preferred
Category	Enquiries Possible			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	25-Nov-13

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 site contributes towards the council's next phase of the council house build programme and is anticipated to come forward by 2017.

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

List of Consultations and Dates **Current Status** **Proposed Use**

HSE (Health and Safety Executive)

03-Apr-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

WLC Environmental Health

13-Aug-13 No issues.

WLC Waste Management

27-May-13 Requirement to provide adequate access for 26T vehicles and for the container storage to accommodate the 3 bin system plus Food Caddy for individual households and for multi occupancy blocks to have adequate bin storage for 1100l bins for Residual and Recycling + 1x240l Food Bin (per 5 properties).

SNH

14-Jun-13 No comment.

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.

Scottish Water

27-May-13 In terms of waste water the site is served by the Bathgate plant where there is sufficient capacity to accommodate development of the site. In terms of water the site is served by Pateshill where there is sufficient capacity to accommodate

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 industries may have operated within the vicinity of the site.

WOSAS

30-May-13

On the 1st edition map, a building annotated as a school was depicted to the rear of the southern section of this plot, in the ground to the south of the present Community Centre building. The structure shown on the 1st edition appears likely to have been removed before the end of the 19th century, as while a school was still depicted on this section of the plot on the 2nd edition map of c. 1890, this was both larger and on a different footprint to the building represented on the earlier map. The 2nd edition also showed a small structure on the northern section of the plot, in the area now occupied by the surfaced yard in front of the Community Centre. These structures were also shown on the 3rd edition map. Modern maps show the southern

section of the site as unoccupied, suggesting that there may be some potential for material associated with the former school buildings to survive, though this is likely to be of limited archaeological significance. The northern section of the plot is largely occupied by the modern Community Centre building, and it is likely that this will have largely removed any deposits relating to earlier phases of activity that may have been present in this portion of the site.

More generally, I would also note that there is a record of a chapel and associated well having been present somewhere in the vicinity of this plot. The OS Object Name Book recorded that this had been erected at around the time of the Reformation, though it had been removed by the mid 19th century. The 1st edition placed a symbol annotated 'Chapel (Site Of)' at a point around 110m SSE of the plot, though it is uncertain how accurately this represented the actual position of the former

WLC Transportation

27-Nov-13

Access via existing onto Marjoribanks Street. See also Transport Background Paper to the Main Issues Report (MIR) for

WLC NETS and Land Services

10-Feb-14

Enhancement of local play park provision required.

Historic Scotland

14-Jun-13

Content that this site unlikely to raise significant concerns for our historic environment interests.

SEPA - Water Environment

17-Jun-13

There is no requirement for a buffer strip and there are no restoration opportunities.

SEPA - Flooding

17-Jun-13

Based on local topography and historic records, SEPA state that consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. There is also a requirement to introduce water resilient measures to the site. There has previously been records of surface water flooding recorded in Bathgate close to the Bathgate Burn. The potential development of this site would not increase the probability of flooding elsewhere. Based on local topography and historic records consideration should be given to surface runoff issues to ensure adequate mitigation is implemented.

1808 Wester Inch Phase 3

Bathgate

LP Ref / UCS Ref	COU26	/	Audit	2/66(19)	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	25-Nov-13

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

The site has planning approval.

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Economic Property Development

07-Feb-13 No comment - residential site.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

SNH

18-Mar-13 No comments made.

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.

Transport Scotland

18-Feb-14 Previously master planned site. Nearest trunk road junctions are J3A and J4 of the M8.

There may be a cumulative issue relating to this site, HBg22and HBg30 that would have an impact on J4 of the M8.

WLC Transportation

17-Feb-14 Town location, access off Inchwood Avenue cul-de-sac. See also MIR and Transportation Background Paper for further

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Pateshill WTW. There are no current network issues in this area but due to the size on the development additional investigation may be required.

Waste: There is sufficient capacity at Bathgate WWTW. However, a drainage impact assessment may be required to assess the impact of development on the local network. It is an essential requirement that a fully separate drainage system is used .

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

WOSAS

31-Jul-14 this area was shown as largely undeveloped ground on the 1st, 2nd and 3rd edition OS maps. A railway line forming the western boundary of the block was already in place by the mid 19th century, and the line of the Boghead Burn was also shown as passing through the centre of the plot on all the maps available to me. This looks suspiciously straight, and it seems likely that it was probably canalised or utilised as part of the system of agricultural drainage at some point between the 1st and 2nd editions (c. 1860-1890). The 2nd edition showed Boghead Colliery in the area to the north, but this doesn't seem to have extended into compartment 2/66(19). On the 3rd edition, dumps of waste material associated with the colliery had expanded to the south, but again, this doesn't appear to have extended into the block under consideration for housing. Indeed, as far as I can ascertain from available cartographic sources, it appears to have remained as farmland throughout the course of the 20th century.

In general terms, WOSAS could suggest that the block would retain some potential to produce buried deposits associated with earlier phases of occupation. WOSAS are aware, however, that there has already been extensive development in the area to the south-east of compartment 2/66(19), and that as part of this, a new roundabout and distributor road has been created that runs across the block from the Whitburn Road. This appears to have removed a section of the former railway line, and will have also resulted in a reasonable amount of disturbance within the block itself. There is not up-to-date information on the extent of the undisturbed ground remaining within compartment 2/66(19), so as a default position, WOSAS would still consider that evaluation trenching is likely to be required in advance of development, in order to assess whether or not significant sub-surface archaeological deposits are present; it is possible, however, that we would revise this recommendation when an application has been submitted for development of the plot, as at that point, we would have the

Scottish Enterprise

31-Jan-14 No comments, housing site.

WLC NETS and Land Services

10-Feb-14 Planning gain requirement to enhance local park provision in either Wester Inch or Kirkton Park.

WLC Waste Management

31-Jan-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

10-Feb-14 No comments.

LP Ref / UCS Ref	EBg2	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	04-Apr-14
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	04-Apr-14

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. The site has been partly built out.

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.

Boghall Primary/Bathgate Academy, Murrayfield Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy, St Columbas/St Kentigerns

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

04-Apr-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

WLC Environmental Health

16-Sep-12 There are potential noise issues for nearby residential properties (depending on the intended use).

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

SNH

18-Mar-13 No comments made.

WLC Contaminated Land

30-Jun-12 No known issues, although within Industrial Estate and adjacent to former garage so Phase I Contaminated Land report likely to be required.

Scottish Water

12-Mar-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.

WLC Flood Risk Assessment

30-Jan-14 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse (potentially culverted in parts) which flows along the south west boundary. SEPA Flood Risk Maps 2013 Update - This site appears prone to some limited pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Economic Property Development

15-Jun-12 Only some of the original site allocation remains undeveloped, this will continue to be allocated in the LDP and the remaining site will revert to just being within the employment area boundary.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse (potentially culverted in parts) which flows along the south west boundary.

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.

Transport Scotland

03-Apr-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.

It is suggested that 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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

WLC Transportation

27-Nov-13 Access via Harburn Road and existing access off roundabout. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

WOSAS

31-May-12

One site has been recorded from within the plot, this being the former farmstead of South Inch, which was shown as roofed on the 1st edition Ordnance Survey map of the mid 19th century. South Inch Farm is not annotated on Roy's map of 1747-55, though a prominent mound shown to the north-west of Easter Inch Moss may have provided an attractive location for its later construction. Fieldboundaries shown to the south of the farm on the 1st edition map may preserve the course of the old road shown skirting the Moss on Roy. Certainly, the road linking Blackburn and Wester Inch on the 1st edition is considerably straighter than that depicted on the earlier map, and bypasses South Inch Farm on its western side, suggesting that it had been superseded. South Inch farm has been largely removed by groundworks undertaken in preparation of the site for use as an industrial estate, though two parallel field walls shown leading into the farm yard from the north on the 1st edition survived at 04/10/05. The site of the farm building itself appears to lie under an area of ground that had been graded down for the construction of a road hammer-head. While it is apparent that access roads have been constructed elsewhere across the plot, the extent to which the remaining ground has been disturbed is unclear. If the remaining plots remain relatively undisturbed, there may be some potential for it to produce buried material relating to earlier phases of occupation. If, conversely, laying out the proposed industrial estate was preceded by substantial scarping, then this potential may be fairly low.

SEPA - Water Environment

15-Feb-12

Comments-High level of SUDS since low dilution. There is no requirement for any buffer strip and there are no restoration opportunities.

2279 Inch Wood South

Bathgate

LP Ref / UCS Ref	EBg3	/	Audit			
EOI no				Consult Position	Preferred	
Category	Employment and Business			Consult Update	04-Apr-14	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.2
Conclusions	Brown/Gree	Greenfield		Conclusion Date	04-Apr-14	

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 been partially developed with business units.

Boghall Primary/Bathgate Academy, St Columbas/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

SNH

18-Mar-13 No comments made.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Contaminated Land

30-Jun-11 No known issues.

WLC Flood Risk Assessment

30-Jan-14 Possible removal of site from process as the site has been built out. SEPA Flood Risk Map 2013 Update - This site appears prone to pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

WLC Environmental Health

16-Sep-12 There are potential noise issues for nearby residential properties to the west (depending on the intended use).

SEPA - Water Environment

14-Jun-12 Comments-High level of SUDS since low dilution. Open drainage system with conveyance swales

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Economic Property Development

15-Jun-12 This site could be deleted as an allocation as this site has been largely developed/is under construction. It should however remain within the employment area boundary.

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Transport Scotland

03-Apr-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.

It is suggested that 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 Transportation

27-Nov-13 Access off A71 off existing roundabout. See also Transport Background Paper to the Main Issues Report (MIR) for further

WOSAS

31-May-12 No sites have been recorded from within this plot. The area was subject to archaeological evaluation trenching, conducted by AOC Archaeology Group in 2011. No archaeological material was encountered. A drained pond occupied the SW corner of the site. There was evidence of modern agricultural improvement in the form of occasional ceramic field drains. As a result of this, further archaeological work would not be required in relation to the development of this plot.

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.

LP Ref / UCS Ref	EBg7	/	Audit	EOI-0553	
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	04-Apr-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Partial		Conclusion Date	04-Apr-14

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 been partially developed.

Blackburn Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Contaminated Land

30-Jun-11 Rehabilitation Scheme granted and implemented as part of 2004 and 2007 planning permissions.

SNH

18-Mar-13 No comments made.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Water Environment

15-Feb-12 There are small watercourses running through the site and a pond also plus large suds ponds south of the site. There would be the requirement for a 6m buffer strip from any development to the watercourses and pond. It is understood that end of pipe SUDS ponds are present here. SUDS are required as per guidance (High level of SUDS since low dilution). Open drainage system with conveyance swales required.

WLC Economic Property Development

07-Feb-13 Only some of the original site allocation remains undeveloped, this will continue to be allocated in the LDP and the remaining site will revert to just being within the employment area boundary.

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.

WLC Flood Risk Assessment

30-Jan-14 Flood Risk Assessment required on site development allocation that remains. Potential for significant issues. Existing flood pumping station also gets flooded. SEPA Updated Flood Risk Map 2013 - This site appears prone to pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourses (culverted in parts) which flows through the site. SEPA 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". The potential development of allocation could increase the probability of flooding elsewhere. The site is however not at

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12 One site has been recorded from within this plot, this being the site of two small buildings annotated as 'Strand', which appeared on the 1st edition Ordnance Survey map. This was described in the OS Object Name Book of 1856 as 'a small house or cottage with a vegetable garden and portion of land attached, occupied by Alexander Shanks and property of Mr Johnston, Bathgate'. This structure does not appear on modern OS maps of the area, though these do show that the field boundaries were present until fairly recently. Current aerial photos, however, suggest that the site of the building may have recently been destroyed by ground disturbance on the eastern side of Strand Drive, though this is uncertain. Indeed, there is evidence of fairly substantial recent development over much of the plot, in addition to previous disturbance resulting from mining. There are some sections of the site that appear to remain relatively undisturbed, and these may retain some potential to produce buried deposits relating to earlier phases of occupation, though further map analysis would be required to clarify this.

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 3 of the M8 and potential in-combination effects on the M8.

It is suggested that 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 Transportation

27-Nov-13 Access as per planning permission. Existing access onto A801 and/or new access onto A7066. various options linked to J4M8. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

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.

WLC Environmental Health

13-Aug-13 No issues.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

HSE (Health and Safety Executive)

04-Apr-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

3035 Site at J4 M8 Storage and Distribution Park Potti

Bathgate

LP Ref / UCS Ref	EBg7	/	Audit	EOI-0053		
EOI no	EOI-0053			Consult Position	Preferred	
Category	Expression of Interest			Consult Update	02-Apr-14	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.2
Conclusions	Brown/Gree	Mixed		Conclusion Date	02-Apr-14	

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.

Blackburn Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Environmental Health

16-Sep-12 Distribution bays should not face north (as next door) and consider should be afforded to the potential for noise affecting adjacent housing across road.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Economic Property Development

15-Jun-12 Only some of the original site allocation remains undeveloped, this will continue to be allocated in the LDP and the remaining site will revert to just being within the employment area boundary. There is also support for the continuation of this employment allocation in particular class 6 uses. If more class 4 (business), class 7 (ancillary hotel) and retail (class 1) are proposed and area restricted in area, then parts of then some small parts of this site could be given over to these uses.

SNH

18-Mar-13 No comments made.

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is limited capacity. Sewer extensions will be required.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Contaminated Land

30-Jun-11 Rehabilitation Scheme granted and implemented as part of 2004 and 2007 planning permissions.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Transportation

27-Nov-13 Access as per planning permission. Existing access onto A801 and/or new access onto A7066. various options linked to J4M8. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

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.

WLC Environmental Health

13-Aug-13 No issues.

WOSAS

31-May-12 One site has been recorded from within this plot, this being the site of two small buildings annotated as 'Strand', which appeared on the 1st edition Ordnance Survey map. This was described in the OS Object Name Book of 1856 as 'a small house or cottage with a vegetable garden and portion of land attached, occupied by Alexander Shanks and property of Mr Johnston, Bathgate'. This structure does not appear on modern OS maps of the area, though these do show that the field boundaries were present until fairly recently. Current aerial photos, however, suggest that the site of the building may have recently been destroyed by ground disturbance on the eastern side of Strand Drive, though this is uncertain. Indeed, there is evidence of fairly substantial recent development over much of the plot, in addition to previous disturbance resulting from mining. There are some sections of the site that appear to remain relatively undisturbed, and these may retain some potential to produce buried deposits relating to earlier phases of occupation, though further map analysis would be required to clarify this.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

WLC Environmental Health

19-Jun-12 No issues.

WLC Flood Risk Assessment

30-Jan-14 SEPA Updated Flood Risk Map 2013 - This site appears prone to pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of run-off criteria would

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 3 of the M8 and potential in-combination effects on the M8.

It is suggested that 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.

SEPA - Water Environment

15-Feb-12 There are small watercourses running through the site and a pond also plus large suds ponds outh of the site. There would be the requirement for a 6m buffer strip from any development to the watercourses and pond. It is understood that end of pipe SUDS ponds are present here. SUDS are required as per guidance (High level of SUDS since low dilution). Open drainage system with conveyance swales required.

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourses (culverted in parts) which flows through the site. SEPA 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". The potential development of allocation could increase the probability of flooding elsewhere. The site is however not at

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

2281 Starlaw Farm

Bathgate

LP Ref / UCS Ref	EBg8	/	Audit			
EOI no				Consult Position	Preferred	
Category	Employment and Business			Consult Update	22-Jul-14	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.2
Conclusions	Brown/Gree	Greenfield	Conclusion Date		22-Jul-14	

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

This site will be sub-divided in to parcels 8a, 8b and 8c. Site EBg8c will continue as an allocation to reflect the recent developments and consents for the existing business development on this site. Parcels 8a and 8b are proposed to be de-allocated, given their rural location within the countryside belt, unstable ground condition issues and the challenges of accessing these sites.

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. The east part of this site (8c) contributes towards this.

Boghall Primary/Bathgate Academy, St Columbas/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Environmental Health

16-Sep-12 There are potential noise issues for nearby residential properties (depending on the intended use).

WLC Economic Property Development

15-Jun-12 Part of site developed as Glen Turner distillery extension. Remaining site likely to revert countryside belt or another land designation as site is within the countryside.

Coal Authority

12-Mar-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is sufficient capacity.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

SEPA - Water Environment

14-Jun-12 Comments-High level of SUDS since low dilution. Open drainage system with conveyance swales

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

SNH

18-Mar-13 No comments made.

WLC Contaminated Land

30-Jun-11 No known issues.

WLC Flood Risk Assessment

30-Jan-14 Part of this site has been built out. If part of site remaining is to be taken forward a Flood Risk Assessment (FRA) and Drainage Assessment (DA) would be required. SEPA Flood Risk Map 2013 Update - This site appears prone to some limited pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

WLC Environmental Health

13-Aug-13 No issues.

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 3 of the M8 and potential in-combination effects on the M8.

It is suggested that 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.

WOSAS

27-Mar-13 No sites have been recorded from within either of these plots, though a possible standing stone was reported by Stuart Eydmann, formerly Conservation Officer for West Lothian Council, at or near a point just to the north of the NE corner of the western plot. If confirmed, this would suggest that there is an enhanced potential for buried deposits relating to prehistoric occupation to be present in the vicinity. Comparison with available historical maps indicates that mining formerly took place in the surrounding landscape, with tips of waste material and old shafts being depicted on the 2nd and 3rd editions, but this does not appear to have extended into either of the areas proposed for development. As they do not appear to have been disturbed by modern development, these plots would therefore retain some potential to produce buried deposits associated

HSE (Health and Safety Executive)

12-Mar-14 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.

SEPA - Flooding

15-Feb-12 Two separate sites allocated the same ID reference. For both sites SEPA would require a Flood Risk Assessment which assesses the flood risk from the Bog Burn tributary which flows to the south of the site. The potential development of allocation could increase the probability of flooding elsewhere if there is no appropriate mitigation. A small part of the allocation is potentially at medium to high risk of flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative

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.

WLC Transportation

27-Nov-13 Each site could be problematic to access. There is an option to use existing access onto the A705. A new link would be required to the roundabout on the A705 (for the western allocation). See also Transport Background Paper to the Main Issues

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

LP Ref / UCS Ref	HBg20	/	Audit	2/104	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description 3.1
Conclusions	Brown/Gree	Brownfield		Conclusion Date	25-Nov-13

The site has planning approval.

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

List of Consultations and Dates **Current Status** **Proposed Use**

HSE (Health and Safety Executive)

03-Apr-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

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot. Much of the area is occupied by modern housing on Meadowbank Avenue and Meadowbank Crescent. It is unlikely that material relating to earlier phases of occupation will survive in areas under recently-erected housing, due to the extensive earth-moving associated with modern construction. Small sections at the northern and eastern margins of the plot do not appear to have been affected in this way, and these may retain some potential to produce buried deposits associated with earlier phases of occupation.

SEPA - Flooding

15-Feb-12 Site may already have been constructed. If additional buildings are proposed then we would require a A Flood Risk Assessment which assesses the flood risk from the Bathgate Water which flows along the western boundary and small watercourses which flow through the site. The area shown to be undeveloped on the OS Map would likely be heavily constrained due to flood risk should further development be proposed. There are no water resilient measures required also. Record of flooding in 2008 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. The site if developed could lead to potential flooding out with the site. Part of the allocation is potentially at medium to high risk of flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map). There is no requirement for any water resilient measures to be introduced to the site.

WLC Environmental Health

19-Sep-12 The site is located adjacent to the Regal, an entertainment venue which may give rise to possible noise issues.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Contaminated Land

14-Jun-11 No known issues.

SNH

No comments made.

Scottish Water

20-Mar-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 BATHGATE waste water treatment works (WWTW) where there is sufficient capacity.

WLC Economic Property Development

15-Jun-12 No issues - site is proposed for housing.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Flood Risk Assessment

30-Jan-14 Site has already been developed, no comments. SEPA Flood Risk Map 2013 Update - This site, a public park, is at a considerable risk of flooding and it is not thought feasible to develop this site at all.

WLC NETS and Land Services

23-Apr-13 No comment.

WLC Transportation

27-Nov-13 Access as per planning approval. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

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.

Transport Scotland

03-Apr-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.

It is suggested that 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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

LP Ref / UCS Ref	Hbg22	/	Audit	2/66(7)	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	22-Jul-14
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description 3.2
Conclusions	Brown/Gree	Brownfield		Conclusion Date	22-Jul-14

This site lies within the settlement boundary of Bathgate in the adopted West Lothian Local Plan 2009 and is allocated for housing development.

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

List of Consultations and Dates	Current Status	Proposed Use
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NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

SNH

No comments made.

WLC Flood Risk Assessment

31-Jan-13 A Flood Risk Assessment is required for this site.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

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.

WLC Transportation

27-Nov-13 New access roundabout onto A7066. Also see Wester Inch master plan. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WOSAS

24-Feb-14

This compartment appears to fall within an area already covered by an extant planning consent, and indeed it appears likely that construction may already have commenced as we provided comments in 2007 in response to a reserved matters application for construction of 257 houses and 51 flats on areas X, Y, Z and AA. If the compartment is covered by an existing consent that was granted without an archaeological condition, it is unlikely to be feasible for us to request work on subsequent detailed applications. I would note that the place-name 'Standhill' does not appear in this area on Roy's Military Survey of Scotland, conducted in the period 1747-55, suggesting that both the current Standhill Farm and the buildings of Easter Standhill, which was shown on the 1st edition Ordnance Survey map, are likely to be of post-improvement date.

SEPA - Water Environment

15-Feb-12

There is no requirement for any buffer strip and there are no restoration opportunities.

HSE (Health and Safety Executive)

12-Mar-14

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 lies within the inner and outer consultation zones for the SGN Armadale / Bathgate E36 pipeline. The site also lies within the consultation zone for the HSE ref H2068 facility Johnston Oils Ltd.

SEPA - Flooding

15-Feb-12

There is requirement for a Flood Risk Assessment for this site. There is no requirement for any Drainage Assessment.

Transport Scotland

18-Feb-14

Adjacent to and in addition COU26.

There may be a cumulative issue relating to this site, COU26 and HBG30 that would have an impact on J4 of the M8.

WLC Contaminated Land

02-May-13

Potentially contaminative activities have been carried out on site, e.g. mining, landfill and railway lines. The vicinity exhibits similar potentially contaminative industries including factory works.

1097 Area Remaining - Westerinch (Balance to 2025)

Bathgate

LP Ref / UCS Ref	HBg22	/	Audit	2/66		
EOI no				Consult Position	Preferred	
Category	Auditable			Consult Update		
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.2
Conclusions	Brown/Gree	Brownfield	Conclusion Date			
List of Consultations and Dates	Windyknowe Primary/Armadale Academy, St Marys (Bathgate)/St Kentigerns Academy		Current Status	Proposed Use		

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 No Comment - Housing Site.

WLC Flood Risk Assessment

31-Jan-13 A Flood Risk Assessment is required for this site.

SNH

No comments made.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

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.

SEPA - Flooding

15-Feb-12 There is no requirement for a Flood Risk Assessment for this site. There is no requirement for any Drainage Assessment for

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

HSE (Health and Safety Executive)

12-Mar-14 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 lies within the inner and outer consultation zones for the SGN Armadale / Bathgate E36 pipeline. The site also lies within the consultation zone for the HSE ref H2068 facility Johnston Oils Ltd.

Transport Scotland

18-Feb-14 Adjacent to and in addition COU26.

There may be a cumulative issue relating to this site, COU26 and HBG30 that would have an impact on J4 of the M8.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WOSAS

24-Feb-14 This compartment appears to fall within an area already covered by an extant planning consent, and indeed it appears likely that construction may already have commenced as we provided comments in 2007 in response to a reserved matters application for construction of 257 houses and 51 flats on areas X, Y, Z and AA. If the compartment is covered by an existing consent that was granted without an archaeological condition, it is unlikely to be feasible for us to request work on subsequent detailed applications. I would note that the place-name 'Standhill' does not appear in this area on Roy's Military Survey of Scotland, conducted in the period 1747-55, suggesting that both the current Standhill Farm and the buildings of Easter Standhill, which was shown on the 1st edition Ordnance Survey map, are likely to be of post-improvement date.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. mining, landfill and railway lines. The vicinity exhibits similar potentially contaminative industries including factory works.

WLC NETS and Land Services

10-Feb-14 Planning gain requirement to enhance local park provision in Wester Inch.

WLC Transportation

27-Nov-13 Access as per approved Wester Inch master plan. New roundabout access onto A7066 See also Transport Background Paper to the Main Issues Report (MIR) for further details.

WLC Economic Property Development

10-Feb-14 No comments.

446 Napier Avenue

Bathgate

LP Ref / UCS Ref	HBg24	/	Audit	2/69		
EOI no				Consult Position	Preferred	
Category	Auditable			Consult Update	22-Jan-14	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	3.2
Conclusions	Brown/Gree	Greenfield	Conclusion Date		22-Jan-14	
The site has planning approval.						
Boghall Primary/Bathgate Academy, St Columbas/St Kentigerns Academy						
List of Consultations and Dates	Current Status		Proposed Use			

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Flood Risk Assessment

31-Jan-13 History of flooding from this site. Possible actions required by developer both on and off site. A Flood Risk Assessment is required for this site. Hillside run off also to a culverted system.

Scottish Water

12-Mar-13 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.

WLC Contaminated Land

02-May-13 No potentially contaminative activities have been recorded on site. Potentially contaminative industries, e.g. mining and landfilling have operated within the vicinity of the site.

WOSAS

24-Feb-14

No sites have been recorded from within this compartment, located between Napier Avenue and Academy Place. It was depicted as undeveloped ground on all pre-WWII Ordnance Survey map editions available in our system, which could suggest that it may retain some potential to produce buried deposits associated with earlier deposits. However, current aerial photographs do also suggest that much of the plot may comprise sloping ground, which would perhaps reduce the possibility of its having been utilised for past occupation.

WLC Transportation

27-Nov-13

Access as per planning approval. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

Scottish Water

25-Feb-14

Water: There is sufficient capacity at Pateshill WTW. There are no known network issues but further investigation may be required to assess the impact of the network infrastructure to support development.

Waste: There is sufficient capacity at Bathgate WWTW. However, a drainage impact assessment may be required to assess the impact of development on the local network as there are known issues downstream. It is an essential requirement that that a fully separate drainage system is used

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.

Scottish Enterprise

13-Mar-12

SEPA - Water Environment

15-Feb-12

There is no requirement for a buffer strip and there are no restoration opportunities.

SEPA - Flooding

15-Feb-12

There is a requirement for a Flood Risk Assessment for this site, given what the council comments are on this site.

Transport Scotland

18-Feb-14

Small site. Nearest trunk road junction is J3A of the M8.

Transport Scotland has no significant comments to make.

WLC NETS and Land Services

10-Feb-14

Planning gain required for local aprks enhancement and improved access to them.

3145 Land at Napier Avenue

Bathgate

LP Ref / UCS Ref	HBg24 /	Audit	EOI-0163		
EOI no	EOI-0163		Consult Position	Preferred	
Category	Expression of Interest		Consult Update	03-Apr-14	
Planning Officer		Prime Quality Agricultural Land	No	Class Description	3.2
Conclusions	Brown/Gree Greenfield		Conclusion Date	03-Apr-14	
The site has planning approval under reference 0614/FUL/08, granted for 10 houses on 28.08.13					
Boghall Primary/Bathgate Academy, St Columbas/St Kentigerns Academy					
List of Consultations and Dates	Current Status	Proposed Use			

HSE (Health and Safety Executive)

03-Apr-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

WLC Education

09-Jul-12 NO COMMENTS minded to grant decision made subject to legal agreement. 20 units possible as goes to Boghall Primary

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

12-Mar-13 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.

Water: There is sufficient capacity at Pateshill WTW. There are no known network issues but further investigation may be required to assess the impact of the network infrastructure to support development.

Waste: There is sufficient capacity at Bathgate WWTW. However, a drainage impact assessment may be required to assess the impact of development on the local network as there are known issues downstream. It is an essential requirement that that a fully separate drainage system is used

WLC Flood Risk Assessment

31-Jan-13 History of flooding from this site. Possible actions required by developer both on and off site. A Flood Risk Assessment is required for this site. Hillside run off also to a culverted system.

WLC Environmental Health

12-Mar-13 No issues identified.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

SNH

18-Mar-13 No comments made.

WOSAS

24-Feb-14 No sites have been recorded from within this compartment, located between Napier Avenue and Academy Place. It was depicted as undeveloped ground on all pre-WWII Ordnance Survey map editions available in our system, which could suggest that it may retain some potential to produce buried deposits associated with earlier deposits. However, current aerial photographs do also suggest that much of the plot may comprise sloping ground, which would perhaps reduce the possibility of its having been utilised for past occupation.

Transport Scotland

18-Feb-14 Small site. Nearest trunk road junction is J3A of the M8.

Transport Scotland has no significant comments to make.

WLC NETS and Land Services

10-Feb-14 Planning gain required for local aprks enhancement and improved access to them.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Contaminated Land

02-May-13 No potentially contaminative activities have been recorded on site. Potentially contaminative industries, e.g. mining and landfilling have operated within the vicinity of the site.

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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Flooding

15-Feb-12 A Flood Risk Assessment is required for this site, given what the council state in their response.

LP Ref / UCS Ref	HBg26	/	Audit	2/36	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	22-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	22-Jul-14

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

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

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

03-Apr-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

WLC Contaminated Land

14-Jun-11 No known issues.

WLC Flood Risk Assessment

31-Jan-13 No apparent issues.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WOSAS

31-May-12 The plot lies within the area of increased archaeological sensitivity associated with the historic core of Bathgate. This would suggest that ground disturbance associated with the development of the plot would have the potential to identify significant archaeological material associated with the early occupation of the town.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Scottish Water

12-Mar-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 BATHGATE waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities. Information on capacity of receiving sewage works at Bathgate may be required.

SEPA - Flooding

15-Feb-12 There is no requirement for a Flood Risk Assessment or Drainage Assessment for this site.

WLC Environmental Health

19-Sep-12 No issues identified.

SNH

18-Mar-13 No issues identified.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

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.

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

Transport Scotland

03-Apr-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.

It is suggested that 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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

27-Nov-13 Access via existing onto Hopetoun Street. See also Transport Background Paper to the Main Issues Report (MIR) for further

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

LP Ref / UCS Ref	HBg28	/	Audit	2/40	
EOI no				Consult Position	De-allocate
Category	Auditable-Constrained			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	25-Nov-13

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

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

List of Consultations and Dates **Current Status** **Proposed Use**

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Feb-13 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Flood Risk Assessment

31-Jan-13 No apparent issues.

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.

WLC Transportation

27-Nov-13 Access via existing onto Gideon Street. See also Transport Background Paper to the Main Issues Report (MIR) for further

Historic Scotland

17-Jul-13 No comments

WLC NETS and Land Services

10-Feb-14 Planning gain for enhancement of Balbardie Park of Peace and improved access.

Transport Scotland

18-Feb-14 Small site in Bathgate of little consequence to the trunk road network.

Transport Scotland has no significant comments to make.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WOSAS

24-Feb-14

This plot does not appear to be shown on WLLP Map 4, while the grid reference provided centres on an area to the north of the junction between Main Street, Hill Crescent and Gideon Street that falls within the polygon for HBg43b. The street address suggests a position towards the southern end of Gideon Street, and as a result, I am uncertain of the precise boundaries of the area proposed for development. However, Gideon Street as a whole does lie within the area of increased archaeological sensitivity associated with the historic core of Bathgate, and as a result, it is likely that we would recommend that some form of archaeological work would be required in relation to its development. The nature and extent of this work would, however, likely depend on the precise details of the development proposed.

314 Easton Road (Former Sibcas Site)

Bathgate

LP Ref / UCS Ref	HBg29	/	Audit	2/98 (A)		
EOI no					Consult Position	Preferred
Category	Auditable-Constrained				Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Brownfield			Conclusion Date	25-Nov-13

The site has planning approval.

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

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

03-Apr-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

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot, though map regression work shows evidence for previous industrial use over much of the area. The plot was depicted as largely undeveloped farmland on the 1st edition map of the mid 19th century, with the exception of the curving line of a railway running across the centre of the site. This feature was also represented on the 2nd edition, with the addition of a mineral railway branch line that exited the plot at its SW corner. By the 3rd edition, a line of terraced houses was depicted on the southern boundary of the plot, running along the Easton Road frontage, while a large industrial structure was shown to the north of the railway, close to the eastern boundary of the site. Modern maps indicate that the railway has been dismantled, and the semi-circular area defined by the railway, mineral railway and Easton Road is occupied by the buildings, car-parks and storage areas of the Sibcas works. There is some potential that evidence for the terraced houses shown on the Easton Road frontage on the 3rd edition may survive in the grassed area between the Sibcas fence and Easton Road. The large industrial complex shown on the 3rd edition has also been removed, though the area does not appear to have been affected by subsequent redevelopment. There are also some sections of the site that do not appear to have been affected by modern development, meaning that they may retain some potential to produce buried deposits relating to earlier phases of activity.

WLC Environmental Health

19-Jun-12 No comments to make.

Scottish Water

12-Mar-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 BATHGATE waste water treatment works (WWTW) where there is sufficient capacity.

SNH

18-Mar-13 Records suggest the presence of water voles near the watercourse at the west boundary of this site. A consultation response from SNH to planning application 0311/FUL/12 indicates what measures should be considered.

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the Bathgate Water which flows along the eastern and northern boundary of the site. The river is culverted in places. There are no water resilient measures required for this site. The Bathgate Water runs along the eastern and northern boundaries of the site. There is also a record of flooding in 2001 and 2003 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere. A small part of this allocation is potentially at medium to high risk of fluvial flooding from the Bathgate Water (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map).

WLC Flood Risk Assessment

30-Jan-14 Both a Flood Risk Assessment and Drainage Assessment are required for this site. There is a culvert at eastern end of site with structural issues. SEPA Flood Risk Map 2013 Update - This site shows a number of hollows deemed susceptible to flooding. It is thought that these could potentially be engineered to avoid surface water accumulating there. The usual attenuation and treatment of runoff criteria would apply.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

SEPA - Water Environment

15-Feb-12 Likely to be land contamination issues due to previous industrial land use. High level of SUDS required since low dilution. Small watercourse flows along Eastern boundary of site also- this should not be culverted and opportunities harnessed for habitat restoration. There is no requirement for a buffer strip and there are no restoration opportunities.

WLC Contaminated Land

14-Jun-11 This site comprises the former SIBCAS site and the site of a foundry. A Contaminated Land Site Investigation was carried out as part of previous planning application. Further Site Investigation and Remediation may be required.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

03-Apr-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.

It is suggested that 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 NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

WLC Transportation

27-Nov-13 Access as per planning approval. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

498 Little Boghead 6 : Phase 1 & Phase 2

Bathgate

LP Ref / UCS Ref	HBg30	/	Audit	2/7E		
EOI no					Consult Position	Preferred
Category	Auditable				Consult Update	22-Jul-14
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Brownfield		Conclusion Date		22-Jul-14

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 site contributes towards the council's next phase of the council house build programme. Part of the site has planning permission for 82 houses and 68 flats, that was granted on 9 July 2012 and work has begun on site.

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

List of Consultations and Dates **Current Status** **Proposed Use**

HSE (Health and Safety Executive)

03-Apr-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

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SNH

18-Mar-13 This site is located within the settlement boundary and there is no objection to development. However, aerial photos of the area show a well established informal footpath network plus some field boundary features which should be retained to form the basis of a multi-functional green network at and through this site.

SEPA - Flooding

14-Jun-12 Information provided from the council states that a Drainage Impact Assessment and a Flood Risk Assessment is required. There is a history of nearby flooding from obstructed culvert. Also, there is a possible risk from adjacent bodies of water in nature park. The report states that action is likely to be required by the developer on and off site. SEPA have commented on this site previously and part (approximately half) is developable. SEPA are unlikely to support further development towards the small watercourse without additional assessments and improvement of the current situation. There are no water resilient measures required on this site. Potential development of allocation could increase the probability of flooding elsewhere.

SEPA - Water Environment

14-Jun-12 High level of SUDS required since low dilution. Small watercourse flows through North of site - this should not be culverted and opportunities harnessed for habitat restoration. There is no buffer strip required.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Contaminated Land

14-Jun-11 This site is adjacent to Whiteside Industrial Estate and a former gravel pit to the north-east. A Phase I Contaminated Land Report will be required for this site.

WLC Environmental Health

19-Jun-12 The southern boundary of the site is adjacent to an industrial estate and there is a potential for noise issues.

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is limited capacity.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Flood Risk Assessment

30-Jan-14 Drainage Impact Assessment required and Flood risk assessment required. History of nearby flooding from obstructed culvert. Action likely to be required by developer on and off site. Possible risk from adjacent bodies of water in nature park. Further details in planning brief on site. SEPA Flood Risk Map 2013 update - Much of the northern half of this site is deemed to be at risk of pluvial flooding. There is also a history of some limited fluvial flooding associated with obstruction of a culverted watercourse. A Flood Risk Assessment will be required to demonstrate the extent of the risk and identify how development could successfully be integrated. The usual attenuation and treatment of runoff criteria would apply.

WOSAS

31-May-12 We were contacted in 2009 in relation to the proposed development of the southern section of this site, amounting to approximately half of the total area defined in the current proposal. We advised that comparison with available historical maps suggested that this section had not been affected by previous development, and should therefore be subject to evaluation trenching to determine whether buried deposits survived. Trenching was conducted by AOC Ltd on behalf of the applicant in September 2010, which reportedly found nothing of archaeological interest on the site. As such, further archaeological work is unlikely to be necessary on the southern section of this plot. The northern half, extending to Robertson Avenue, was not evaluated at that time, and so may retain some potential to produce buried deposits. Aerial photographs however indicate that this section is more 'scrubby' than the area to the south, and it may be that it has been affected by extractive operations such as those mapped in the surrounding landscape. Further desk-based research may be necessary

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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC NETS and Land Services

16-Jul-13 Play facilities required as per planning brief and planning guidelines for this site.

Transport Scotland

03-Apr-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.

It is suggested that 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.

Reasonable site size. Nearest trunk road junction is J4 of the M8.

There may be a cumulative issue relating to this site, COU26 and HBg30 that would have an impact on J4 of the M8.

WLC Transportation

27-Nov-13 Access via Factory Road. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

109 Whiteside Industrial Estate

Bathgate

LP Ref / UCS Ref	HBg37	/	Audit	2/73	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		25-Nov-13

The site has planning approval and construction has commenced.

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

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

03-Apr-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

WLC Flood Risk Assessment

31-Jan-13 Site largely completed, was commented on at time of application

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

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.

SEPA - Flooding

15-Feb-12 This site has been largely developed, no comments are therefore made.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WOSAS

24-Feb-12 This plot was shown as undeveloped ground on the 1st edition Ordnance Survey map of the mid 19th century. However, current OS maps indicate that it is now almost entirely occupied by modern housing, including a number of blocks on Whiteside Court that are of apparently recent construction. It appears unlikely that these would be proposed for demolition, but in any event, the amount of ground disturbance required with their erection means that there is unlikely to be much potential for buried material associated with earlier phases of occupation to survive.

SEPA - Water Environment

15-Feb-12 This site has been largely developed, no comments are therefore made.

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 Contaminated Land

11-Feb-14 Council historical mapping shows potentially contaminative activities having been carried out on site, e.g. railway lines. Other potentially contaminative industries, e.g. gravel pits and colliery's have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to ensure land is

WLC NETS and Land Services

10-Feb-14 There is an existing planning permission on this site, requirements for open space provision require to be adhered to.

LP Ref / UCS Ref	HBg39	/	Audit	2/66(11)	
EOI no				Consult Position	Completed
Category	Auditable			Consult Update	03-Apr-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	03-Apr-14
The site has planning approval and construction has commenced and the site is completed.					
St Columbas/St Kentigerns Academy, Simpson Primary/Bathgate Academy					
List of Consultations and Dates	Current Status		Proposed Use		

WLC Flood Risk Assessment

31-Jan-13 Flood Risk Assessment required and flood alleviation scheme that has been developed needs taken account of and protected. SUDs needs careful consideration.

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. mining, landfilling and railway lines. The vicinity exhibits similar potentially contaminative industries including factory works.

SEPA - Flooding

15-Feb-12 Flood Risk Assessment required and flood alleviation scheme that has been developed needs taken account of and protected. SUDs needs careful consideration.

SEPA - Water Environment

15-Feb-12 Flood Risk Assessment required and flood alleviation scheme that has been developed needs taken account of and protected. SUDs needs careful consideration. There is no requirement for any buffer strip and there are no restoration

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Transportation

27-Nov-13 Access as per planning approval and master plan. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

HSE (Health and Safety Executive)

12-Mar-14 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 lies within the inner and outer consultation zones for the SGN Armadale / Bathgate E36 pipeline. The site also lies within the consultation zone for the HSE ref H2068 facility Johnston Oils Ltd.

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.

1642 Area R - Standhill Wester Inch

Bathgate

LP Ref / UCS Ref	HBg39	/	Audit	2/66(14)	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		25-Nov-13

The site has planning approval and construction has commenced.

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Flood Risk Assessment

31-Jan-13 Flood Risk Assessment required and flood alleviation scheme that has been developed needs taken account of and protected. SUDs needs careful consideration.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

SNH

18-Mar-13 No comments made.

HSE (Health and Safety Executive)

12-Mar-14 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 lies within the inner and outer consultation zones for the SGN Armadale / Bathgate E36 pipeline. The site also lies within the consultation zone for the HSE ref H2068 facility Johnston Oils Ltd.

WLC Transportation

27-Nov-13 Access as per planning approval and master plan. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

SEPA - Water Environment

15-Feb-12 Flood Risk Assessment required and flood alleviation scheme that has been developed needs taken account of and protected. SUDs needs careful consideration. There is no requirement for any buffer strip and there are no restoration

SEPA - Flooding

15-Feb-12 Flood Risk Assessment required and flood alleviation scheme that has been developed needs taken account of and protected. SUDs needs careful consideration.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

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.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. mining, landfilling and railway lines. The vicinity exhibits similar potentially contaminative industries including factory works.

1652 Area X + Y + Z + AA - Standhill Westerinch

Bathgate

LP Ref / UCS Ref	HBg39	/	Audit	2/66(16)	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		25-Nov-13
The site has planning approval and construction has commenced.					
St Marys (Bathgate)/St Kentigerns Academy, Simpson Primary/Bathgate Academy					
List of Consultations and Dates	Current Status		Proposed Use		

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

SNH

18-Mar-13 No comments made.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

31-Jan-13 Flood risk assessment required and flood alleviation scheme that has been developed needs taken account of and protected. SUDs needs careful consideration.

WLC Transportation

27-Nov-13 Access as per planning approval and master plan. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

SEPA - Flooding

15-Feb-12 Flood Risk Assessment required and flood alleviation scheme that has been developed needs taken account of and protected. SUDs needs careful consideration.

Scottish Enterprise

13-Mar-12 No issues.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. mining, landfilling and railway lines. The vicinity exhibits similar potentially contaminative industries including factory works.

SEPA - Water Environment

15-Feb-12 Flood Risk Assessment required and flood alleviation scheme that has been developed needs taken account of and protected. SUDs needs careful consideration. There is no requirement for any buffer strip and there are no restoration

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.

HSE (Health and Safety Executive)

12-Mar-14 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 lies within the inner and outer consultation zones for the SGN Armadale / Bathgate E36 pipeline. The site also lies within the consultation zone for the HSE ref H2068 facility Johnston Oils Ltd.

1653 Area S - Westerinch

Bathgate

LP Ref / UCS Ref	HBg39	/	Audit	2/66(15)	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		25-Nov-13

The site has planning approval and construction has commenced.

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

SNH

18-Mar-13 No comments made.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

31-Jan-13 Flood Risk Assessment required and flood alleviation scheme that has been developed needs taken account of and protected. SUDs needs careful consideration.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

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.

SEPA - Water Environment

15-Feb-12 Flood Risk Assessment required and flood alleviation scheme that has been developed needs taken account of and protected. SUDs needs careful consideration. There is no requirement for any buffer strip and there are no restoration

SEPA - Flooding

15-Feb-12 Flood Risk assessment required and flood alleviation scheme that has been developed needs taken account of and protected. SUDs needs careful consideration.

WLC Transportation

27-Nov-13 Access as per planning approval and master plan. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

HSE (Health and Safety Executive)

12-Mar-14 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 lies within the inner and outer consultation zones for the SGN Armadale / Bathgate E36 pipeline. The site also lies within the consultation zone for the HSE ref H2068 facility Johnston Oils Ltd.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. mining, landfilling and railway lines. The vicinity exhibits similar potentially contaminative industries including factory works.

1742 Area Q - Standhill Westerinch ©

Bathgate

LP Ref / UCS Ref	HBg39	/	Audit	2/66(13)	
EOI no				Consult Position	Completed
Category	Auditable			Consult Update	03-Apr-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	03-Apr-14

The site has planning approval and construction has been completed.

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

List of Consultations and Dates	Current Status	Proposed Use
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NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Flood Risk Assessment

31-Jan-13 Flood risk assessment required and flood alleviation scheme that has been developed needs taken account of and protected. SUDs needs careful consideration.

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

HSE (Health and Safety Executive)

12-Mar-14 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 lies within the inner and outer consultation zones for the SGN Armadale / Bathgate E36 pipeline. The site also lies within the consultation zone for the HSE ref H2068 facility Johnston Oils Ltd.

WLC Transportation

27-Nov-13 Access as per planning approval and master plan. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

SEPA - Water Environment

15-Feb-12 Flood Risk Assessment required and flood alleviation scheme that has been developed needs taken account of and protected. SUDs needs careful consideration. There is no requirement for any buffer strip and there are no restoration

SEPA - Flooding

15-Feb-12 Flood Risk Assessment required and flood alleviation scheme that has been developed needs taken account of and protected. SUDs needs careful consideration.

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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. mining, landfilling and railway lines. The vicinity exhibits similar potentially contaminative industries including factory works.

1949 Area T - Wester Inch

Bathgate

LP Ref / UCS Ref	HBg39	/	Audit	2/66(15)	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		25-Nov-13
The site has planning approval and construction has commenced.					
St Marys (Bathgate)/St Kentigerns Academy, Simpson Primary/Bathgate Academy					
List of Consultations and Dates	Current Status		Proposed Use		

SNH

No comments made.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Transportation

27-Nov-13 Access as per planning approval and master plan. See also Transport Background Paper to the Main Issues Report (MIR) for further details. Access as per planning approval and master plan. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

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

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.

1997 Areas U & V and W1 Wester Inch

Bathgate

LP Ref / UCS Ref	HBg39	/	Audit	2/66(17)	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		25-Nov-13
The site has planning approval.					
Windyknowe Primary/Armadale Academy, St Marys (Bathgate)/St Kentigerns Academy					
List of Consultations and Dates	Current Status		Proposed Use		

SNH

No comments made.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Transportation

27-Nov-13 Access as per planning approval and master plan. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

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

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.

2355 Area W (2) - Royal Gardens - WesterInch

Bathgate

LP Ref / UCS Ref	HBg39	/	Audit	2/66(18)	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		25-Nov-13

The site has planning approval.

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

List of Consultations and Dates **Current Status** **Proposed Use**

SNH

No comments made.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

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

WLC Transportation

27-Nov-13 Access as per planning approval and master plan. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

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.

LP Ref / UCS Ref	HBg41	/	Audit	2/78	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		25-Nov-13
The site has planning approval.					
Boghall Primary/Bathgate Academy, St Columbas/St Kentigerns Academy					
List of Consultations and Dates	Current Status		Proposed Use		

HSE (Health and Safety Executive)

03-Apr-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

WLC Flood Risk Assessment

30-Jan-14 Wet ground. Drainage Impact Assessment required and Flood Risk assessment required on this site. There is the opportunity to dispose of surface water via swale to east. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

SEPA - Flooding

15-Feb-12 Information provided from the council states that there is wet ground and a Drainage Impact Assessment and a Flood Risk Assessment are required. There is opportunity to dispose of surface water via swale to the east. We are unaware of any flood risk issues for this site. Water resilient measures will be required on this site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Contaminated Land

14-Jun-11 This site includes previously developed land and there is also a former quarry present on site. A Contaminated Land Site Investigation will be required.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Environmental Health

19-Jun-12 No issues identified.

SNH

18-Mar-13 No issues identified.

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is limited capacity.

WOSAS

31-May-12 No sites have been recorded from within the polygon located between Pentland Avenue and Charles Crescent. Comparison with historic maps shows the presence of a whinstone quarry in the eastern section of the site, and it is likely that the excavation of this feature will have removed any material relating to earlier phases of occupation that may have been present. Modern maps and aerial photographs indicate the presence of tarmac surfaces within the plot, suggesting that it was utilised in some way during the 20th century, and it is apparent that there has been a fair amount of previous disturbance on the site. As a result, it is unlikely that the development of this plot would raise a significant archaeological issue.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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.

It is suggested that 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 NETS and Land Services

23-Apr-13 No comment.

WLC Transportation

27-Nov-13 Access as per planning approval. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

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.

Scottish Enterprise

13-Mar-12

No specific issues or concerns as this site is allocated as a housing site.

1249 Main Street 2 sites

Bathgate

LP Ref / UCS Ref	HBg43a & b	/	Audit	2/85	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	22-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	22-Jul-14

Site HBg43a has planning approval and has been completed.

HBg43b 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

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

List of Consultations and Dates **Current Status** **Proposed Use**

HSE (Health and Safety Executive)

03-Apr-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

WLC Contaminated Land

14-Jun-11 No known issues.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Drainage Impact Assessment is required. There are no water resilient measures required. There is no requirement for any Flood Risk Assessment.

WOSAS

31-May-12 This plot is located within the historic core of Bathgate, this being the earliest section of the town to be occupied. Comparison with Roy's Military Survey of Scotland, conducted in the period 1747-55 shows that in the mid 18th century, the town comprised a single street, laid out along the line of the current Main Street. This road ran approximately as far as the junction with what is now Gideon Street, with settlement present to the west of this, though Roy also depicted settlement on the northern side of Main Street, opposite the junction. This would suggest that the plot is likely to have some potential to produce material associated with the early occupation and development of the town. By the time of the 1st edition map of the mid 19th

century, much of the plot was occupied by buildings annotated as 'Brown's Square', these being present in the area to the rear of the Main Street Frontage, and by structures fronting onto North Street, which at that time curved round to run into Main

Scottish Water

12-Mar-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 BATHGATE waste water treatment works (WWTW) where there is sufficient capacity.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SNH

18-Mar-13 No issues identified.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Environmental Health

19-Sep-12 No issues identified.

WLC Flood Risk Assessment

31-Jan-13 Drainage impact assessment required

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

27-Nov-13 Site 43a - access as per planning approval. Site 43b - access via main Street. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

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.

Transport Scotland

03-Apr-13 It is suggested that 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.

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.

LP Ref / UCS Ref	HBg45	/	Audit	2/100	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	25-Nov-13

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

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

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

03-Apr-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

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Flood Risk Assessment

31-Jan-13 A Drainage Impact Assessment is required for this site.

SNH

18-Mar-13 No comments made.

WLC Contaminated Land

02-May-13 No potentially contaminative activities have been recorded on site. Potentially contaminative industries, e.g. gasworks, cemetery, slaughterhouse, mining and quarrying have operated within the vicinity of the site.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC NETS and Land Services

10-Feb-14 Planning gain for enhancement of Balbardie Park of Peace and improved access.

WLC Transportation

27-Nov-13 Access via Jarvey Street. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

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.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment for this site. A Drainage Impact Assessment is required for this site. There are no water resilient measures required for this site.

WOSAS

24-Feb-14 We have commented on two previous applications for development on this site, 1044/FUL/06, for the erection of 66 flats, and 0755/FUL/07, for the erection of 54 flats. In both cases, we advised that a condition should be attached to any consent that the Council was minded to issue, requiring completion of a programme of archaeological work in advance of development. This was because the plot lies within the area of increased archaeological sensitivity associated with the historic core of Bathgate. It is likely that our response to any future application for the development of this plot would remain the same.

1169 Windyknowe / Glasgow Road A

Bathgate

LP Ref / UCS Ref	HBg47a and /	Audit	2/105 (A)		
EOI no			Consult Position	Preferred	
Category	Auditable		Consult Update	25-Nov-13	
Planning Officer		Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree Greenfield		Conclusion Date	25-Nov-13	

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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

HSE (Health and Safety Executive)

03-Apr-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

Scottish Water

12-Mar-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 BATHGATE waste water treatment works (WWTW) where there is sufficient capacity.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Flood Risk Assessment

30-Jan-14 Flood risk assessment required. SEPA Flood Risk Map 2013 Update - This site includes a low area at risk of pluvial flooding. It is thought that these could potentially be engineered to avoid surface water accumulating there. The usual attenuation and treatment of runoff criteria would apply.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Contaminated Land

14-Jun-11 This site is east of site occupied by the former "Rendezvous" Public House and parking. There is also a former filling station off eastern boundary. A Phase I Contaminated Land report will be required.

SNH

18-Mar-13 No issues identified.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Environmental Health

19-Jun-12 No comments to make.

SEPA - Water Environment

14-Jun-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WOSAS

31-May-12 No sites have been recorded from within the plot between Windyknowes Primary School and Glasgow Road. Comparison with available historical maps suggests that it has been open farmland since at least the mid 19th century, suggesting that it could retain some potential to produce buried deposits associated with earlier phases of occupation.

SEPA - Flooding

14-Jun-12 Based on the OS Map there is a potential culvert through the site. SEPA would require investigation into the culverts. SEPA would 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". A Flood Risk Assessment is required. There are no water resilient measures required. Record of flooding in 2008 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. There is potential this allocation could increase the probability of flooding elsewhere.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

23-Apr-13 Contribution to play facilities at Windyknowe.

WLC Transportation

27-Nov-13 Access via Glasgow Road. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

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.

Transport Scotland

03-Apr-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.

It is suggested that 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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

150 Edgar Allen Works

Bathgate

LP Ref / UCS Ref HBg48 / Audit 2/101 (A)
EOI no Consult Position Preferred
Category Auditable Consult Update 03-Apr-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 03-Apr-14

The site has planning approval and work has commenced on site. Planning permission was granted for 63 houses and 107 flats under reference 0748/MSC/12 on 20.0.13 as part of the original consent relating to planning permission

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

List of Consultations and Dates Current Status Proposed Use

HSE (Health and Safety Executive)

03-Apr-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

WOSAS

24-Feb-14 This plot was shown as largely undeveloped ground on the 1st edition Ordnance Survey map of the mid 19th century, with the exception of the line of a drain. On the 2nd edition, a mineral railway was depicted running along the eastern boundary of the plot, while much of the central area was occupied by a football ground – a small structure associated with this was also depicted. Both the football ground and building had been removed by the time of the 3rd edition, however, and on post-WWII OS mapping, the ground was shown as forming part of Bathgate Bog. Annotation on modern OS maps, however, indicates that the majority of the site has subsequently been used for some form of dumping. The nature of this is unclear from information available to me, but it is likely to have substantially reduced the potential for physical remains relating to earlier phases of occupation to be encountered during development of the plot.

WLC Waste Management

31-Jan-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC NETS and Land Services

10-Feb-14 Possible planning gain enhancement for nearby parks.

WLC Transportation

27-Nov-13 Access as per planning approval. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

2744 Edgar Allen Works II

Bathgate

LP Ref / UCS Ref HBg48 / Audit 2/101 (B)
EOI no Consult Position Preferred
Category Auditable-Local Plan Consult Update 03-Apr-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 03-Apr-14

The site has planning approval and work has commenced on site. Planning permission was granted for 63 houses and 107 flats under reference 0748/MSC/12 on 20.0.13 as part of the original consent relating to planning permission

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

List of Consultations and Dates Current Status Proposed Use

HSE (Health and Safety Executive)

03-Apr-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

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Flood Risk Assessment

31-Jan-13 Flood risk assessment required.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Transportation

27-Nov-13 Access as per planning approval. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Contaminated Land

02-May-13 Land associated with the Former Edgar Allen foundry works, primarily used for the storage of foundry wastes, including slag, ore, processing residues and construction materials.

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.

WLC NETS and Land Services

10-Feb-14 Possible planning gain enhancement for nearby parks.

WOSAS

24-Feb-14 This plot was shown as largely undeveloped ground on the 1st edition Ordnance Survey map of the mid 19th century, with the exception of the line of a drain. On the 2nd edition, a mineral railway was depicted running along the eastern boundary of the plot, while much of the central area was occupied by a football ground – a small structure associated with this was also depicted. Both the football ground and building had been removed by the time of the 3rd edition, however, and on post-WWII OS mapping, the ground was shown as forming part of Bathgate Bog. Annotation on modern OS maps, however, indicates that the majority of the site has subsequently been used for some form of dumping. The nature of this is unclear from information available to me, but it is likely to have substantially reduced the potential for physical remains relating to earlier phases of occupation to be encountered during development of the plot.

SEPA - Flooding

15-Feb-12 A Flood Risk Assessment is required for this site. There is no requirement for any water resilient measures to be introduced

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities for this site.

153 Kaim Park Hotel Grounds

Bathgate

LP Ref / UCS Ref	HBg51	/	Audit	2/94	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	03-Apr-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	03-Apr-14
The site has planning approval for 24 flats that was granted on appeal under application reference 0015/FUL/13. Boghall Primary/Bathgate Academy, St Columbas/St Kentigerns Academy					
List of Consultations and Dates	Current Status		Proposed Use		

HSE (Health and Safety Executive)

03-Apr-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

WLC Flood Risk Assessment

31-Jan-13 A Flood Risk Assessment is required for this site. This site has drainage and porosity issues. constraint but development of site is not unsurmountable.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Transportation

27-Nov-13 Access as per planning approval. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

WOSAS

24-Feb-14 We provided comments in relation to a previous application for construction of 16 flats on the western section of this plot (planning application 0745/05), and advised that this appeared unlikely to raise a substantive archaeological issue. Although plot HBg51 is slightly larger than the area that would have been affected by this earlier proposal, it is likely that our response to a future application for construction on the site would remain the same.

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Balmore South WTW. Further network investigations may be required once more details are known depending on where the developer proposes to connect to the network.

Waste: There is sufficient capacity at Bathgate WWTW. This site has been approved for connection based on a fully separate

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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Contaminated Land

02-May-13 No potentially contaminative activities have been recorded on site. Potentially contaminative industries, e.g. railway maintenance land, clay bricks and tile works, unknown filled ground, railway lines and factory works have operated within the

Transport Scotland

18-Feb-14 Very small site adjacent to A89. Nearest trunk road junction is J3A of the M8.

Transport Scotland has no significant comments to make.

SEPA - Flooding

15-Feb-12 A Flood Risk Assessment is required for this site. There is no requirement for a Drainage Assessment and there are no water resilient measures required for this site.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

2124 Garden Cottage - Boghead Estate

Bathgate

LP Ref / UCS Ref	HBg54	/	Audit	2/96	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	03-Apr-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	03-Apr-14

The site has planning approval and work has commenced on site.

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

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

03-Apr-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

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

SNH

No comments made.

WLC NETS and Land Services

10-Feb-14 This site has been concluded.

Coal Authority

30-Jan-14 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.

Transport Scotland

18-Feb-14 Very small site to the east side of Bathgate. Nearest junction is J3 of the M8 (and possibly J3A for Edinburgh)

Transport Scotland has no significant comments to make.

SEPA - Flooding

24-Feb-14 Potential development of allocation could increase the probability of flooding elsewhere. A Flood Risk Assessment would be required to assess the areas to avoid development adjacent to the Watercourse, any bridges or culverts would need to be taken into consideration

SEPA - Water Environment

24-Feb-14 There is a unnamed tributary of Bog Burn c lose to the site. There is no requirement for a buffer strip and there are no restoration opportunities within the site.

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.

WLC Transportation

27-Nov-13 Access as per planning approval. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

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

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Balmore WTW. Further network investigations may be required once more details are known depending on where the developer proposes to connect to the network..

Waste: There is sufficient capacity at Bathgate WWTW. A foul only connection for 10 units with surface water discharging to water course could be accommodated, if this cannot be achieved a drainage impact assessment would be required.

WLC Contaminated Land

11-Feb-14 Council historical mapping shows potentially contaminative activities having been carried out on site, e.g. brick and fireclay works, shafts and railway lines. Other potentially contaminative industries, e.g. quarries and colliery's have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to ensure land is suitable for use.

WLC Waste Management

31-Jan-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

10-Feb-14 No comments.

WOSAS

24-Feb-14

One small building with two associated yards was shown as occupying this plot on the 1st edition Ordnance Survey map of the mid 19th century. By the time of the 2nd edition, two additional structures had been added, and the area immediately to the north was shown as being occupied by a dump of waste material, presumably derived from the nearby Boghead Brick and Fireclay Works. This dumped material may have slightly impinged onto the northern boundary of plot NBg54, a situation that remained unchanged on the 3rd edition map. Although most of the plot does not appear to have been directly affected by this dumping, however, it is of a reasonably small scale and appears to be largely occupied by trees, suggesting a limited potential for significant archaeological material to be present.

Scottish Enterprise

31-Jan-14

No comments, housing site.

LP Ref / UCS Ref	/ BLA 3	Audit		
EOI no			Consult Position	Preferred
Category	Enquiries Possible		Consult Update	25-Nov-13
Planning Officer		Prime Quality Agricultural Land	No	Class Description 3.2
Conclusions	Brown/Gree Partial		Conclusion Date	25-Nov-13
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.				
Blackburn Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy				
List of Consultations and Dates	Current Status		Proposed Use	

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is sufficient capacity.

NHS - Lothian

19-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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

WOSAS

20-Feb-13 No sites have been recorded from within the boundaries of this plot. It was depicted as undeveloped ground on the 1st edition Ordnance Survey map of the mid 19th century, and also on the 2nd edition of around 1890. By the 3rd edition, however, a row of semi-detached and terraced houses were depicted, running along the northern boundary of the site. These were presumably constructed in the period between around 1890 and 1913. The remainder of the site appears to have remained undeveloped ground, suggesting that it could retain the potential to produce buried material associated with earlier phases of occupation. In addition, material associated with the structures shown on the 3rd edition may survive along the northern boundary of the plot, though the recent date of these buildings suggests that they are likely to be of reasonably

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

07-Feb-13 The physical relationship of this site with neighbouring Mosshall (Class 5) general industrial, suggests that business /commercial uses would be more appropriate than residential.

SNH

18-Mar-13 No issues identified.

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.

WLC Waste Management

09-Jul-13 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

Transport Scotland

03-Apr-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.

It is suggested that 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.

SEPA - Flooding

27-Feb-13 SEPA require a Flood Risk Assessment which assesses the risk from the Latch Burn which flows along the southern perimeter of the site. There are no water resilient measures recommended for this site.

WLC NETS and Land Services

03-Apr-13 Planning gain opportunity to enhance & enrich local open space.

HSE (Health and Safety Executive)

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

WLC Contaminated Land

19-Jul-13 The council's historical maps were reviewed. This records the site was utilised for a factory or engineering works, a potentially significant source of contamination. Other potentially contaminative industries, e.g. cotton mill, collieries and railway lines have operated within the vicinity of the site.

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Environmental Health

08-May-13 There is potential for noise from commercial premises on the eastern boundary of the site.

WLC Transportation

27-Nov-13 Access onto West Main Street and/or unclassified road to the west. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Flood Risk Assessment

10-Jul-13 Flood Risk Assessment is required as there is a watercourse south of the site (Latch Burn) (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

SEPA - Water Environment

27-Feb-13

A 6m buffer would be required from any development to the Latch Burn to the south. Development of the site also allows for potential restoration opportunities for the watercourse. The nearest other watercourse of any significance to the site is the River Almond which lies north and east of the site and is 130m from the site at its nearest point. Scottish Water will advise regarding Sewage Treatment Works capacity.

LP Ref / UCS Ref	/ BLA 7	Audit		
EOI no			Consult Position	Preferred
Category	Enquiries Possible		Consult Update	04-Apr-14
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date	04-Apr-14

The site is considered appropriate to provide for an expansion of the retail offer in the town together with other town centre uses given its proximity to the town centre.

In 2014 an application has been submitted on this site by the council under reference 0218/FUL/14 for Erection of partnership centre including council offices, health centre, dental surgery, library, sports hall and community hall with associated car parking and landscaping.

Murrayfield Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

04-Apr-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

NHS - Lothian

19-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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

SNH

18-Mar-13 No issues identified.

WOSAS

20-Feb-13 No sites have been recorded from within this small plot. It was depicted as undeveloped ground on the 1st, 2nd and 3rd edition OS maps, and on modern maps it is shown as being almost wholly occupied by the modern health centre building and its associated car park. Construction of these elements is likely to have largely removed any earlier deposits that may have been present, and as a result, the development of this site is unlikely to raise a significant archaeological issue.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

WLC Economic Property Development

07-Feb-13 This site is likely to be required for the new Partnership centre or for related parking. Alternatively, local centre uses would be appropriate.

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.

WLC Environmental Health

08-May-13 No issues identified.

SEPA - Flooding

09-Jul-13 No issues identified.

WLC NETS and Land Services

03-Apr-13 Planning gain opportunity to enhance & enrich local open space.

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. a quarry have operated within the vicinity of the site.

WLC Transportation

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

Scottish Water

30-Apr-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 BLACKBURN Waste Water Treatment Works, there is sufficient

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

SEPA - Water Environment

27-Feb-13 There is no requirement for a buffer strip and there are no restoration opportunities. Scottish Water will advise regarding Sewage Treatment Work Capacity.

WLC Flood Risk Assessment

27-Feb-13 There is no requirement for a Flood Risk Assessment or Drainage Assessment for this site. There were nearby surface water/water ponding issues recorded in 2008 and 2009. No further details provided.

Transport Scotland

03-Apr-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.

It is suggested that 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.

1187 Site A: Former ATC Building

Blackburn

LP Ref / UCS Ref

/ BLA 31

Audit

EOI no

Consult Position

Preferred

Category

Enquiries Possible

Consult Update

22-Jul-14

Planning Officer

Prime Quality Agricultural Land No

Class Description

Conclusions

Brown/Gree Brownfield

Conclusion Date

22-Jul-14

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.

Murrayfield Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates

Current Status

Proposed Use

WLC Waste Management

12-Jul-12

WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

NHS - Lothian

19-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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

WOSAS

20-Feb-13

On the 1st, 2nd and 3rd edition OS maps, this plot was shown as being largely undeveloped farmland, with a shelter belt depicted running roughly north-south across its centre. On current maps, it is shown as being largely occupied by the adult training centre building, though aerial photographs suggest that this has subsequently been demolished. The construction and subsequent demolition of this building, together with associated parking etc, suggests that there is a limited potential for buried material to survive within this plot, and as a result, its redevelopment is unlikely to raise a particular archaeological

Coal Authority

26-Feb-13

The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13

No issues identified.

WLC Economic Property Development

07-Feb-13

Residential development is considered appropriate.

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Water Environment

27-Feb-13 Sewage Treatment capacity will be confirmed by Scottosh water.

SEPA - Flooding

27-Feb-13 Nearby surface water/water ponding issues recorded in 2008 and 2009. No further details provided. There is no requirement for a Flood Risk Assessment or Drainage Assessment.

WLC NETS and Land Services

03-Apr-13 Planning gain opportunity to enhance & enrich local open space.

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. sawmill, quarry and railway lines have operated within

Transport Scotland

03-Apr-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.

It is suggested that 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 Environmental Health

08-May-13 No issues identified.

WLC Flood Risk Assessment

10-Jul-13 No significant flood risk issues associated with this site and there are sewerage surging issues also. (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

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.

WLC Transportation

27-Nov-13 Access via Almondvale Gardens as per approved planning brief. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

LP Ref / UCS Ref	EBb1	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	02-Apr-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	02-Apr-14

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.

Blackburn Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

04-Apr-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

NHS - Lothian

19-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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

WLC Economic Property Development

15-Jun-12 This site needs to be sub-divided from the original allocation to allow for further development.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

SNH

18-Mar-13 No comments made.

WLC Contaminated Land

30-Jun-11 Former Riddochhill Colliery. Known contamination issues currently being dealt with through planning consent.

WLC Flood Risk Assessment

30-Jan-14 Flood Risk Assessment REQUIRED – COMPLEX ISSUES ON SITE OF MINESHAF, MINEWATER AND FLOODING FROM MOSS, SIMILAR ISSUES TO FLOODING TO ST. KENTIGERNS ACADEMY TO THE SOUTH. ALSO NEED TO AVOID FLOODING TO ST.KENTS IN SOUTH. SEPA Updated Flood Risk Map 2013 - This site appears potentially prone to pluvial flooding though the blaes material may well not allow surface water to accumulate. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would

SEPA - Water Environment

14-Jun-12 High level of SUDS since low dilution. Open drainage system with conveyance swales. Site on the watershed - may drain N to River Avon or S to River Almond. Former industrial site - land contamination

Coal Authority

26-Feb-13 The site may have been subject to past coal working or is could be affected by present mine working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Environmental Health

16-Sep-12 No issues identified.

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment for this site. There are small watercourses adjacent to the site. There is also a potential culverted watercourse through the site. This should be investigated. SEPA 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". The majority of the site is likely to be developable however.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

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.

Transport Scotland

03-Apr-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.

It is suggested that 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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

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

WOSAS

31-May-12

One site has been recorded from within the boundaries of this plot, this being the former Riddochhill Colliery, which commenced in production in 1890 and was closed in 1968. This colliery was depicted on the 2nd and 3rd edition OS maps, as well as maps from post-WWII. This allows some indication of the extent of the plot likely to have been disturbed by these operations. It is apparent that apart from a small section in its NW corner, the majority of the plot has been affected by mining and dumping of waste material, and that as a result, the potential for deposits relating to earlier phases of occupation to be

LP Ref / UCS Ref	EBb2	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	22-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	22-Jul-14

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 requirement.

Blackburn Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Environmental Health

16-Sep-12 The location of the site is such that there are likely to be noise considerations for nearby residential/hotel (depending on the intended use).

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment is required. SEPA Updated Flood Risk Map 2013 - The usual attenuation and treatment of runoff criteria would apply.

WLC Contaminated Land

30-Jun-11 Former Riddochhill Colliery. Known contamination issues currently being dealt with through planning consent.

SNH

18-Mar-13 No comments made.

SEPA - Water Environment

15-Feb-12

NHS - Lothian

19-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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. There has been no development on this allocation.

WLC Waste Management

12-Jul-12 No comments, site allocated for non-residential use in the adopted West Lothian Local Plan 2009.

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is sufficient capacity.

WOSAS

31-May-12 No sites have been recorded from this plot. Comparison with available historical mapping suggests that it has been largely unaffected by development during the modern period, suggesting that it may retain some potential to produce buried deposits relating to earlier phases of activity, though further work may be necessary to clarify the extent to which it has been affected by the substantial developments present in the surrounding areas.

British Airports Authority (BAA)

19-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.

WLC Transportation

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

Transport Scotland

03-Apr-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.

It is suggested that 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.

SEPA - Flooding

15-Feb-12 There is a potential culverted watercourse through the site. This should be investigated. We would 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". A Flood Risk Assessment is required for the site and development of this site could increase the risk of flood risk out with the site. There are no water resilient measures required.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

LP Ref / UCS Ref	EBb4	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	22-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	22-Jul-14

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 requirement.

Blackburn Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

04-Apr-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

WLC Environmental Health

16-Sep-12 No issues identified.

WLC Economic Property Development

15-Jun-12 This site should be deleted as an allocation as this site has been completed, but should however remain within the employment area boundary at Whitehill Industrial Estate.

NHS - Lothian

19-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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Contaminated Land

21-Mar-13 Former Riddochhill Colliery. Known contamination issues currently being dealt with through planning consent.

SNH

18-Mar-13 No comments made.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Flood Risk Assessment

30-Jan-14 SEPA Updated Flood Risk Maps 2013 - This site appears prone to some limited pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria

Scottish Water

20-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

15-Feb-12 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site. There are no water resilient measures required either.

WLC Transportation

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

Transport Scotland

03-Apr-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.

WOSAS

31-May-12 No sites have been recorded from within this small plot, located to the south of Inchmuir Road. Comparison with available historical maps suggests that it has been largely unaffected by previous development; on the 1st, 2nd and 3rd edition OS maps, it was shown as open ground, with a shelter belt running east to west across its centre. However, current aerial photographs suggest that the area may now have been substantially disturbed by a demolition contractor's yard, meaning that there is likely to be a low potential for material relating to earlier phases to survive.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

1794 Former Garage Site - 11 East Main Street

Blackburn

LP Ref / UCS Ref	EM1	/	Audit	3/41	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	22-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	22-Jul-14

This site is a brownfield site within the settlement boundary that benefits from planning permission, therefore it is proposed to continue this allocation into the LDP.

Murrayfield Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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Scottish Enterprise

21-May-14 No specific issues or concerns as this site is allocated as a housing site.

HSE (Health and Safety Executive)

21-May-14 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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

Transport Scotland

21-May-14 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 Transportation

21-May-14 Occupation of flats not permitted until lay by is constructed on the site

WLC Flood Risk Assessment

21-May-14 No specific issues or concerns.

WLC Environmental Health

21-May-14 Specific conditions required to protect residential amenity in terms of noise and odour.

SEPA - Water Environment

21-May-14 No specific requirements.

WLC Contaminated Land

21-May-14 A contaminated land report has been submitted and remediation agreed with the councils contaminated land officer. A condition has been attached to ensure a validation report is submitted prior to occupation of any residential properties.

British Airports Authority (BAA)

21-May-14 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

21-May-14 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Education

21-May-14 Catchment schools as per report at top of page. Developer contribution requirements also.

Education Services take the view that windfall sites can only be supported if there is reasonable expected capacity within schools to accommodate the windfall development plus development which is already committed and development sites which are allocated in adopted or emerging development plans. As it stands looking at the capacity and the housing market as it is Education would not object to this housing development coming forward provided contributions were made.

Education Contribution

Education Services advise that this site will require to contribute to the following should it gain consent;
Bathgate Academy

To support the development strategy of the Edinburgh and Lothians Structure Plan 2015 (E&LSP) and the West Lothian Local Plan (WLLP)(as adopted 13 January 2009), the Education Executive approved an extension to Bathgate Academy on the 16 June 2008. Contributions of £2,437 per residential unit are being requested from all developers with applications within Bathgate's catchment area. This contribution to be indexed to the RICS Building Cost Information Service Tender Price Index 2nd quarter of 2008. Given the indicative application description this would give a contribution of £17,059.

RC Secondary

£1,983 per residential unit. This is in line with para 12.17 policy IMP2 of the WLLP and the issuance of the SPG "Developer contributions to the provision of a new denominational secondary" PP&R Committee May 2005 which was subsequently updated on 29th of June 2010 by Council Executive. Given the indicative application description this would give a contribution prior to indexation of £13,881. This payment to be index to the RICS Building Cost Information Service Tender Price Index with the 1st quarter of 2010 forming the base date.

It should be noted that officers have prepared an updated SPG on developer contributions for denominational secondary school infrastructure. This is currently a draft and consultation is underway. Applicants will be required to contribute in accordance with the SPG which is in force at the time that the application is determined. The contribution rate applicable in this case could therefore be different from the rate quoted above.

WLC Waste Management

21-May-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SEPA - Flooding

21-May-14 No specific issues or concerns.

Historic Scotland

21-May-14 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

NHS - Lothian

19-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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

SNH

18-Mar-13 No comments made.

WLC Environmental Health

06-Nov-13 The development has the potential to create odour nuisance during operation. Various conditions must be attached to the planning permission.

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

WLC NETS and Land Services

06-Nov-13 No issues.

WLC Education

06-Nov-13 Contributions for education are not needed as the flats in this development are one bedroom so are exempt from these

WLC Flood Risk Assessment

07-Aug-13 No known issues.

WLC Transportation

06-Nov-13 no objection to this application but would recommend that the following conditions are applied:
The hot food takeaway units shall not be opened until the layby has been constructed and approved by the council. A road opening permit will be required.

WLC Contaminated Land

06-Nov-13 Remediation agreed for development.
Condition must be attached to the planning permission to ensure that the remediation is carried out on the site.

1250 West Main Street (West)

Blackburn

LP Ref / UCS Ref HBb10 / Audit 3/32 - 356204
EOI no Consult Position Preferred
Category Auditable-Constrained Consult Update 25-Nov-13
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Greenfield Conclusion Date 25-Nov-13

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 an approved planning brief.

Blackburn Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates Current Status Proposed Use

HSE (Health and Safety Executive)

04-Apr-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

WLC Environmental Health

19-Jun-12 No issues identified.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WOSAS

31-May-12 No sites have been recorded from this small plot, located between West Main Street and Riddochhill Crescent. On the 1st edition Ordnance Survey map of the mid 19th century, terraced structures were shown running along the Main Street frontage, while a pump was also shown. These structures no longer appear on modern OS maps of the area, and it is apparent that a the plot has been subject to a degree of landscaping. It is possible that some element of the terraced structures present in the mid 19th century may survive below ground level adjacent to the Main Street frontage.

WLC Contaminated Land

14-Jun-11 No known issues.

SNH

18-Mar-13 No issues identified.

SEPA - Flooding

15-Feb-12 There is a record of flooding in 2008 and 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. The council requires the submission of a Drainage Assessment for this site and SEPA would agree with this. There is no requirement for any water resilient measures to be introduced on the site. The allocation is potentially at medium to high risk of fluvial flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map) from the River Almond that is approximately 50m to the south

WLC Flood Risk Assessment

30-Jan-14 Drainage impact assessment required. SEPA Flood Risk Map Update 2013 - The usual attenuation and treatment of runoff criteria would apply.

NHS - Lothian

19-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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is limited capacity.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

Transport Scotland

03-Apr-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.

It is suggested that 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 NETS and Land Services

16-Jul-13 Open Space and Play Provision to satisfy the requirements of the council's Residential Development Guide.

WLC Transportation

27-Nov-13 Access onto West Main Street as per approved planning brief. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

1251 West Main Street (East)

Blackburn

LP Ref / UCS Ref HBb11 / Audit 3/33 - 356634
EOI no Consult Position Preferred
Category Auditable-Constrained Consult Update 25-Nov-13
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Greenfield Conclusion Date 25-Nov-13

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 an approved planning brief.

Blackburn Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates Current Status Proposed Use

HSE (Health and Safety Executive)

04-Apr-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

WLC Flood Risk Assessment

30-Jan-14 Drainage impact assessment required. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is limited capacity.

WOSAS

31-May-12 A public house was shown on the 1st edition map, located at the eastern end of this plot, while a well was shown in the NW corner. These structures also appeared on the 2nd edition, though the building was annotated as a Post Office at that time. As with site HBb10, the area has undergone a degree of landscaping. It is possible that some element of the structures present in the mid 19th century may survive below ground level.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Contaminated Land

14-Jun-11 No known issues.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

SEPA - Flooding

15-Feb-12 There is a record of flooding in 2008 and 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. The council requires the submission of a Drainage Assessment for this site and SEPA would agree with this. There is no requirement for any water resilient measures to be introduced on the site. The allocation is potentially at medium to high risk of fluvial flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map) from the River Almond that is approximately 50m to the south

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SNH

18-Mar-13 No issues identified.

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

NHS - Lothian

19-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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

British Airports Authority (BAA)

12-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

16-Jul-13 Open Space and Play Provision to satisfy the requirements of the council's Residential Development Guide.

WLC Transportation

27-Nov-13 Access onto West Main Street as per approved planning brief. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

Transport Scotland

03-Apr-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.

It is suggested that 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.

LP Ref / UCS Ref HBb16 / Audit 3/10 - 356639
 EOI no Consult Position Preferred
 Category Auditable-Constrained Consult Update 22-Jul-14
 Planning Officer Prime Quality Agricultural Land No Class Description
 Conclusions Brown/Gree Brownfield Conclusion Date 22-Jul-14

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 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. It has an approved Planning Brief.

Murrayfield Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates Current Status Proposed Use

HSE (Health and Safety Executive)

04-Apr-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

WLC Flood Risk Assessment

30-Jan-14 Drainage impact assessment required. SEPA Flood Risk Map 2013 Update - A significant part of this site is deemed at risk of flooding. It might be possible to overcome this risk through engineering to prevent the accumulation of surface water. The usual attenuation and treatment of runoff criteria would apply.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

SNH

18-Mar-13 No issues identified.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Flooding

15-Feb-12 There is a record of flooding in 2008 and 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. The council requires the submission of a Drainage Assessment for this site and SEPA would agree with this. There is no requirement for any water resilient measures to be introduced on the site. The allocation is potentially at medium to high risk of fluvial flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map) from the River Almond that is approximately 50m to the south

WOSAS

31-May-12

No sites have been recorded from this plot, located between 239 and 269 Beechwood Road. Comparison with available historical maps suggests that the site was largely undeveloped prior to the 20th century, but it is apparent from current maps and aerial photographs that it was formerly occupied by a block of housing, presumably similar to that present on either side of it. Given that it has previously been affected by modern development, the proposed construction of housing on this site is unlikely to raise a significant archaeological issue.

SEPA - Water Environment

14-Jun-12

There is no requirement for any buffer strip and there are no restoration opportunities.

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is limited capacity.

WLC Waste Management

12-Jul-12

WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Contaminated Land

14-Jun-11

No known issues.

NHS - Lothian

19-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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

Scottish Enterprise

13-Mar-12

No specific issues or concerns as this site is allocated as a housing site.

WLC NETS and Land Services

23-Apr-13

Provision to satisfy the requirements of the council's Residential Development Guide.

WLC Transportation

27-Nov-13

Access onto Beechwood Road. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

Transport Scotland

03-Apr-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.

It is suggested that 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.

Historic Scotland

31-May-12

Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

1255 Ladeside Avenue (West & East)

Blackburn

LP Ref / UCS Ref HBb17 / Audit 3/39
EOI no Consult Position Completed
Category Auditable Consult Update 04-Apr-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 04-Apr-14

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 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 an approved planning brief. The site has been partially developed (western portion of the site)

Blackburn Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates Current Status Proposed Use

HSE (Health and Safety Executive)

04-Apr-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

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

WLC Flood Risk Assessment

31-Jan-13 This site has been completed, no comments made.

SEPA - Water Environment

15-Feb-12 This site has been completed, no comments were made by SEPA.

SEPA - Flooding

15-Feb-12 This site has been completed, no comments were made by SEPA.

WLC Transportation

27-Nov-13 Access onto Ladeside Avenue as per approved planning brief. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

Scottish Enterprise

13-Mar-13 No specific issues or concerns as this site is allocated as a housing site.

WLC Contaminated Land

02-May-13 No potentially contaminative activities have been recorded on site. Potentially contaminative industries, e.g. quarrying, unknown filled ground and factory works have operated within the vicinity of the site.

British Airports Authority (BAA)

12-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.

1234 Bathgate Road

Blackburn

LP Ref / UCS Ref HBb18 / Audit 3/36
EOI no Consult Position Preferred
Category Auditable-Local Plan Consult Update 22-Jul-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 22-Jul-14

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 site is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. The site has planning approval.

Murrayfield Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates Current Status Proposed Use

HSE (Health and Safety Executive)

04-Apr-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

WLC Contaminated Land

14-Jun-11 This site was previously developed, possibly for Blackburn Central Kitchens. A Phase I Contaminated Land Report is likely to be required.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WOSAS

31-May-12 No sites have been recorded from within this small plot. The area was depicted as undeveloped on the 1st edition map of the mid 19th century, though by the 2nd edition a large house and two outhouses were shown. The house remained on the 3rd edition. None of these structures appear on modern maps of the area, on which the plot is shown as being occupied by a garage and various associated structures. The proposed development of this site is unlikely to raise a significant

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is limited capacity.

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

SEPA - Water Environment

14-Jun-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Environmental Health

19-Jun-12 No issues identified.

NHS - Lothian

19-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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

SNH

18-Mar-13 No issues identified.

WLC Flood Risk Assessment

30-Jan-14 A Drainage Impact Assessment is required for this site. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

SEPA - Flooding

14-Jun-12 Information provided from the council states that a Drainage Impact Assessment is required. There is a record of flooding in 2008 and 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. There is no requirement for any water resilient measures to be introduced on the site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

03-Apr-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.

It is suggested that 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.

LP Ref / UCS Ref	HBb19	/	Audit	3/40	
EOI no				Consult Position	De-allocate
Category	Auditable-Constrained			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	25-Nov-13

The site owner has advised that there are no plans to market the site. As such the site cannot contribute to the required five years effective housing land supply.

Murrayfield Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

04-Apr-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

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is limited capacity.

SEPA - Water Environment

15-Feb-12 There is a requirement for a 6m wide buffer from the site to a small pond at the site boundary. There are no restoration

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Contaminated Land

14-Jun-11 No known issues.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a drainage impact assessment is required. Consideration should be given to the small pond adjacent to the site. There is record of flooding in 2008 and 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. There are no water resilient measures required for this site.

WLC Flood Risk Assessment

30-Jan-14 A Drainage Impact Assessment is required for this site. SEPA Flood Risk Map 2013 Update - A very small area of this site at the road junction is at risk from pluvial flooding. Otherwise, the usual attenuation and treatment of runoff criteria would apply.

SNH

18-Mar-13 No issues identified.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

WOSAS

31-May-12 No sites have been recorded from within this small plot. On the 1st, 2nd and 3rd edition OS maps, the western end was depicted as being under tree cover, while the eastern end was undeveloped. Current aerial photographs indicate the presence of an area of hardstanding at the eastern end of the plot, and a tarmac footpath running across it. Given this, and the limited scale of the plot, it is unlikely that archaeological work would be necessary in relation to its development.

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

Transport Scotland

03-Apr-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.

It is suggested that 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.

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.

WLC Transportation

27-Nov-13 Access via Ashgrove. See also Transport Background Paper to the Main Issues Report (MIR) for further details

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

16-Jul-13 Open Space and Play Provision to satisfy the requirements of the council's Residential Development Guide.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

LP Ref / UCS Ref	HBb2	/	Audit	3/2(2)	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	04-Apr-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		04-Apr-14
The site has planning approval and has been largely developed.					
Murrayfield Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy					
List of Consultations and Dates	Current Status		Proposed Use		

HSE (Health and Safety Executive)

04-Apr-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

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

WLC Flood Risk Assessment

31-Jan-13 A Flood Risk Assessment is required for this site.If the sites, has been developed, which it is considered to be, it can be

WLC Economic Property Development

15-Jun-12 This site is allocated for housing - no comments.

NHS - Lothian

19-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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

SEPA - Water Environment

15-Feb-12 No comments, the site has been completed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

British Airports Authority (BAA)

12-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.

SEPA - Flooding

15-Feb-12 No comments, the site has been completed.

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.

447 Redhouse (West)

Blackburn

LP Ref / UCS Ref	HBb5/COU30	/	Audit	3/26 - EOI-0095		
EOI no	EOI-0095			Consult Position	Preferred	
Category	Auditable			Consult Update	22-Jan-14	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	5.2
Conclusions	Brown/Gree	Greenfield		Conclusion Date	22-Jan-14	

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.

Murrayfield Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

04-Apr-14 Education support - site is a continuation of an existing allocation.

HSE (Health and Safety Executive)

04-Apr-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

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

WLC Contaminated Land

14-Jun-11 There was a Contaminated Land Site Investigation carried out as part of planning application.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment is required. Should be a Flood Risk Assessment submitted we would recommend it assesses the flood risk from the River Almond, which lies within 50m to the southern boundary of this site at its nearest point. There is no requirement for any water resilient measures to be introduced to this site. There is a record of flooding in 2008 and 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of this allocation could increase the probability of flooding elsewhere. This site is also potentially at medium to high risk of flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map).

WOSAS

31-May-12 The prospective development area is located immediately to the north of the site of the Hopefield corn and flour mill, which was depicted on the 1st edition Ordnance Survey map and is likely to occupy the same site as Blackburn Mill, depicted on Roy's Military Survey of Scotland, conducted in the period 1747-55. Mills tend to be fairly stable and longlived elements in the landscape, and as such, it is possible that there could have been a mill on this site for several centuries before the date of the Roy map. While the mill itself and its associated lade, as mapped on the 1st edition, do not appear to have been located within the area proposed for development, it is possible that related structures may have extended into the plot, or that earlier phases of the mill may have been present in the area. In addition, the majority of the site does not appear to have been affected by modern development, meaning that it retains some potential to produce buried deposits associated with early

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Flood Risk Assessment

30-Jan-14 Flood Risk Assessment required. SEPA Flood Risk Map 2013 Update - This site shows a low area deemed susceptible to flooding. It is thought that these could potentially be engineered to avoid surface water accumulating there. The usual attenuation and treatment of runoff criteria would apply.

SNH

18-Mar-13 No issues identified.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Water Environment

14-Jun-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Environmental Health

19-Jun-12 No issues identified.

Scottish Water

12-Mar-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 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.

NHS - Lothian

19-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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

Transport Scotland

03-Apr-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.

It is suggested that 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.

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.

WLC Transportation

27-Nov-13 Access as per planning approval. See also Transportation Background Paper to the Main issues Report (MIR) for further

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

16-Jul-13 Play area required.

LP Ref / UCS Ref	HBb6	/	Audit	3/27 - 356615	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	25-Nov-13

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.

Blackburn Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

04-Apr-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

NHS - Lothian

19-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.

Blackburn, Seafield & East Whitburn - Existing facility : Ashgrove Group Practice

Discussions are ongoing regarding the development of a new Partnership Centre for Blackburn. Seafield also feeds into

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment and Drainage Assessment for this site which assesses the flood risk from the River Almond which is immediately to the west of the site. Site is likely heavily constrained due to flood risk. There are no water resilient measures required to this site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 A Drainage Impact Assessment is required and a Flood Risk Assessment required. SEPA Flood Risk Map 2013 Update - Part of this site appears to be at risk from fluvial flooding. A flood risk assessment will be required to determine the extent to which the site is capable of being developed without compromise to the risk that has been identified. The usual attenuation and treatment of runoff criteria would apply.

WLC Contaminated Land

14-Jun-11 No known issues.

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is limited capacity.

SEPA - Water Environment

15-Feb-12 There is the requirement for a buffer strip from this site to the nearby watercourse (River Almond) immediately to the west of the site)and there is also Morphological pressure 140267 - bank issues

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot, though it is located around 50m to the north of the former site of the Blackburn Cotton Mill. The mill lead providing power to this mill formerly ran along the eastern boundary of the plot, with a sluice shown close to the SE corner of the site. It appears likely that the lade may have been largely removed by construction of Riddochhill Road, though it is possible that elements of it could survive along the western side of the road.

WLC Environmental Health

19-Jun-12 No issues identified.

SNH

18-Mar-13 No issues identified.

WLC NETS and Land Services

16-Jul-13 Open Space and Play Provision is required to satisfy the requirements of the council's Residential Development Guide.

WLC Transportation

27-Nov-13 Access onto Riddochhill Road. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

British Airports Authority (BAA)

12-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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.

It is suggested that 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.

627 Blackridge Farm (Ailsa Gardens) ©

Blackridge

LP Ref / UCS Ref	HBr4	/	Audit	31/9	
EOI no				Consult Position	Completed
Category	Auditable			Consult Update	10-Dec-12
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree			Conclusion Date	
	Blackridge Primary/Armadale Academy, St Anthony's/St Kentigerns Academy				
List of Consultations and Dates	Current Status		Proposed Use		

NHS - Lothian

19-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.

Blackridge - Existing facility : Blackridge Health Centre

The existing health centre was refurbished 3-4 years ago but would benefit from further upgrading works. It does, however,

SNH

18-Mar-13 No comments made.

WLC Waste Management

20-Mar-13 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Flood Risk Assessment

31-Jan-13 No comments, site appears to have been developed.

British Airports Authority (BAA)

12-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.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities. This site appears to have been

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site and there are no water resilient measures required. This site appears to have been completed.

LP Ref / UCS Ref	HBr5/COU15	/	Audit	31/5 (A)	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description 3.1
Conclusions	Brown/Gree	Greenfield	Conclusion Date		25-Nov-13
The site has planning approval.					

Blackridge Primary/Armada Academy, St Anthonys/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

HSE (Health and Safety Executive)

04-Apr-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

SEPA - Water Environment

14-Jun-12 There is no requirement for any buffer strip. The Barbauchlaw Burn watercourse flows on the northern boundary of site - this should not be culverted and opportunities harnessed for habitat restoration.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

NHS - Lothian

19-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.

Blackridge - Existing facility : Blackridge Health Centre

The existing health centre was refurbished 3-4 years ago but would benefit from further upgrading works. It does, however,

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the Barbauchlaw Burn which flows through the site. Commented on small part of site and did not object but recommended conditions. We require additional information for the whole site. There are no water resilient measures required for this site. Record of flooding in 1997, 2004 and 2008 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere. Allocation potentially at medium to high risk of fluvial flooding from the Barbauchlaw Burn that flow east to west through the site (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map).

SNH

18-Mar-13 No issues identified.

WLC Environmental Health

19-Jun-12 The site is located near existing housing. However, the southern end of the site borders the railway line with possible associated noise issues.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Contaminated Land

02-May-12 Potentially contaminative activities have been carried out on site, e.g. quarrying and mill. Potentially contaminative industries, e.g. railway lines and a colliery, have operated within the vicinity of the site.

Scottish Water

12-Mar-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 BLACKRIDGE waste water treatment works (WWTW) where there is sufficient capacity. It appears that there is waste water pipe work already in place on this site.

WLC Flood Risk Assessment

30-Jan-14 The Flood Prevention Officer requires a Flood Risk Assessment which assesses the flood risk from the Barbauchlaw Burn which flows through the site. Commented on small part of site and did not object but recommended conditions. We require additional information for the whole site. SEPA Flood Risk Map Update 2013 - Part of this site is at risk from fluvial flooding caused by out of bank flows in the watercourse but has been partially built out respecting this phenomenon. There is also a small hollow where surface water accumulates. It thought that this can be mitigated through engineering design. For the part of the site that has not been developed the usual attenuation and treatment of runoff criteria would apply.

WOSAS

31-May-12 Much of this plot is under modern housing on Leishman Court and Allison Gardens. There is little potential for archaeological material to survive in areas that have been affected by the construction of modern housing. There are some areas, to the south of Allison Gardens and the west of Harthill Road, that do not appear to have been affected by development in the modern period, and so may retain some potential to produce buried deposits associated with earlier phases of activity.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

23-Apr-13 No comment.

Transport Scotland

03-Apr-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.

It is suggested that 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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

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.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main issues Report (MIR) for further

1939 Westcraigs Road

Blackridge

LP Ref / UCS Ref	HBr5b	/	Audit	31/12		
EOI no					Consult Position	Preferred
Category	Auditable-Constrained				Consult Update	04-Apr-14
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree			Conclusion Date		04-Apr-14

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 approval and is largely built out.

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

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

04-Apr-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
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Coal Authority

26-Feb-13	The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.
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WLC Economic Property Development

15-Jun-12	No Comments - Housing Site.
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WLC Waste Management

12-Jul-12	WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated
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SNH

18-Mar-13	No comments made.
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WLC Flood Risk Assessment

31-Jan-13	The Flood Prevention Officer requires a Flood Risk Assessment which assesses the flood risk from the Barbauchlaw Burn which flows through the site. Commented on small part of site and did not object but recommended conditions and requires additional information for the whole site.
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NHS - Lothian

19-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.

Blackridge - Existing facility : Blackridge Health Centre

The existing health centre was refurbished 3-4 years ago but would benefit from further upgrading works. It does, however,

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the Barbauchlaw Burn which flows through the site. Commented on small part of site and did not object but recommended conditions. We require additional information for the whole site. There are no water reslient measures required for this site. Record of flooding in 1997, 2004 and 2008 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere. Allocation potentially at medium to high risk of fluvial flooding from the Barbauchlaw Burn that flow east to west through the site (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map).

British Airports Authority (BAA)

12-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.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main issues Report (MIR) for further

SEPA - Water Environment

15-Feb-12 There is no requirejment for any buffer strip. The Barbauchlaw Burn watercourse flows on the northern boundary of site - this should not be culverted and opportunities harnessed for habitat restoration.

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

1166 Blackridge Farm (East) ©

Blackridge

LP Ref / UCS Ref	HBr6	/	Audit	31/5(B) - EOI-0191	
EOI no	EOI-0191			Consult Position	Completed
Category	Auditable-Constrained			Consult Update	
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield	Conclusion Date		
	Blackridge Primary/Armada Academy, St Anthony's/St Kentigerns Academy				
List of Consultations and Dates	Current Status		Proposed Use		

WLC Economic Property Development

19-Mar-13 No Comments - Housing Site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

Blackridge - Existing facility : Blackridge Health Centre

The existing health centre was refurbished 3-4 years ago but would benefit from further upgrading works. It does, however,

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

31-Jan-13 This siet appears to have been completed, no comments are therefore made.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site and there is no requirement for any water resilient measures. This site appears to have been completed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

British Airports Authority (BAA)

12-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.

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities. This site appears to have been

1256 Craiginn Terrace West, Blackridge

Blackridge

LP Ref / UCS Ref HBr8 / Audit 31/13
EOI no Consult Position Preferred
Category Auditable-Constrained Consult Update 25-Nov-13
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Greenfield Conclusion Date 25-Nov-13

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.

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

List of Consultations and Dates Current Status Proposed Use

HSE (Health and Safety Executive)

04-Apr-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

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a flood risk assessment is required. An environmentally sustainable engineering solution to the flooding issue to be agreed in consultation with SEPA, before planning permission is granted. SEPA require a Flood Risk Assessment which assesses the flood risk from the Barbauchlaw Burn which flows west - east through the site. SEPA are unlikely to support development on functional floodplain at this site hence site likely to be constrained due to flood risk. Record of flooding in 1997, 2004 and 2008 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere. Part of this allocation potentially at medium to high risk of fluvial flooding from the Barbauchlaw Burn (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map).

WLC Contaminated Land

14-Jun-11 This site is adjacent to a former colliery site. A Contaminated Land Site Investigation will be required before any development can proceed.

Scottish Water

12-Mar-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 BLACKRIDGE waste water treatment works (WWTW) where there is sufficient capacity. It appears that there is waste water pipe work already in place on this site.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Environmental Health

19-Jun-12 The site is located near existing housing. However, the southern end of the site borders the railway line with possible associated noise issues.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

NHS - Lothian

19-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.

Blackridge - Existing facility : Blackridge Health Centre

The existing health centre was refurbished 3-4 years ago but would benefit from further upgrading works. It does, however,

WOSAS

31-May-12 Although this plot encompasses a sizeable area of Greenfield that does not appear to have been substantially affected by modern development, I am aware that there have been a number of previous planning applications for the erection of housing

WLC Flood Risk Assessment

30-Jan-14 Flood Risk Assessment Required for this site. An environmentally sustainable engineering solution to the flooding issue to be agreed in consultation with SEPA, before planning permission is granted. Drainage Impact Assessment and Water Impact Assessment carried out. Results conclude that the first two phases can proceed prior to upgrade of Waste Water treatment works. Phase 3 may need further upgrade. SEPA Flood Risk Update 2013 - There is a significant risk of flooding from out of bank flows in the watercourse and potential backing up upstream of structures in the watercourse. A flood risk assessment will be required to determine the extent to which the site is capable of being developed without compromise to the risk that has been identified. The usual attenuation and treatment of runoff criteria would apply.

SEPA - Water Environment

15-Feb-12 High level of SUDS required since low dilution. Barbauchlaw Burn flows through site - approx 3m wide. Buffer strip 6-12m required. Burn should not be culverted and opportunities harnessed for habitat restoration.

SNH

18-Mar-13 No issues identified.

WLC NETS and Land Services

23-Apr-13 There is an opportunity to rationalise facilities along the land bordering the watercourse.

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.

WLC Transportation

27-Nov-13 Two possible access points - A89 or Westcraigs Road/Harthill Road. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

Transport Scotland

03-Apr-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.

It is suggested that 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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

LP Ref / UCS Ref	HBr9	/	Audit	31/11	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description 5.2
Conclusions	Brown/Gree	Greenfield		Conclusion Date	25-Nov-13

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.

Blackridge Primary/Armadale Academy, St Antonys/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

04-Apr-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

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WOSAS

31-May-12 No sites have been recorded from within the boundaries of the small plot to the NE of Woodhill Road. Comparison with available historical maps suggests that it has not been substantially affected by modern development, meaning that it may retain some potential to produce buried deposits relating to earlier phases of occupation. It is annotated as a playing field on modern maps of the area, though it is unclear whether creation of this feature required substantial earth-moving, terracing or scarping, all of which could have an effect on the potential for archaeological material to survive.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a flood risk assessment is required. SEPA are unaware of any flood risk issues for this site. There are no water resilient measures required for this site. Record of flooding in 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment is required for this site. SEPA Flood Risk Map Update 2013 - The usual attenuation and treatment of runoff criteria would apply.

WLC Contaminated Land

14-Jun-11 No known issues.

Scottish Water

12-Mar-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 BLACKRIDGE waste water treatment works (WWTW) where there is sufficient capacity. It appears that there is waste water pipe work already in place on this site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No issues identified.

SEPA - Water Environment

14-Jun-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

NHS - Lothian

19-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.

Blackridge - Existing facility : Blackridge Health Centre

The existing health centre was refurbished 3-4 years ago but would benefit from further upgrading works. It does, however,

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements to nearby Blackridge Park.

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.

WLC Transportation

27-Nov-13 Access onto Woodhill Drive. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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.

It is suggested that 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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

LP Ref / UCS Ref	21/6	/	Audit	21/6	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	11-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	11-Jul-14

This site is brownfield and has planning permission renewed in 2014 for residential development. Despite being a site in the countryside, there is support for this site being redeveloped.

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

List of Consultations and Dates	Current Status	Proposed Use
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NHS - Lothian

21-May-14 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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

SEPA - Flooding

21-May-14 No specific comments or concerns.

WLC NETS and Land Services

21-May-14 No specific comments.

British Airports Authority (BAA)

21-May-14 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.

HSE (Health and Safety Executive)

21-May-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

SEPA - Water Environment

21-May-14 No specific requirements.

Transport Scotland

21-May-14 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.

Historic Scotland

21-May-14 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

21-May-14 No specific issues or concerns as this site has a valid planning permission for housing on the site.

WLC Education

11-Jul-14 No adverse comments, response was given at the time of the planning application.

WLC Contaminated Land

21-May-14 No specific issues or concerns.

WLC Waste Management

21-May-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

21-May-14 No comments, site is allocated for housing.

Coal Authority

21-May-14 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

21-May-14 No specific comments or concerns.

WLC Education

21-May-14 Education support - site is a continuation of an existing allocation, required contributions.

SNH

21-May-14 No comments

WOSAS

21-May-14 No specific comments.

WLC Transportation

21-May-14 No issues.

461 Rashiehill Crescent Breich

Breich

LP Ref / UCS Ref	HBc3	/	Audit	21/4 - 355936	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	09-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	09-Jul-14

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 an approved planning brief.

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

List of Consultations and Dates **Current Status** **Proposed Use**

NHS - Lothian

19-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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

SNH

18-Mar-13 No issues identified.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities also.

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Contaminated Land

14-Jun-11 No known issues.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment is required for this. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Scottish Water

12-Mar-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 limited capacity. There is a section of foul sewer running through the west of the site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WOSAS

31-May-12 No sites have been recorded from within this small plot. Although it falls within an Archaeological Consultation Trigger (ACT) for an area of rig and furrow cultivation visible on aerial photographs, this predominantly survives to the north of the A71. Given the small scale of this plot, its development is unlikely to raise a substantive archaeological issue.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment is required. SEPA are unaware of any flood risk issues for this site. There is no requirement for any water resilient measures on this site.

Transport Scotland

03-Apr-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.

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.

WLC Transportation

27-Nov-13 Access onto Rashiehill Crescent. See also Transportation Background Paper to the Main issues Report (MIR) for further

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

169 Woodmuir Road (West)

Breich

LP Ref / UCS Ref	HBc5	/	Audit	21/3		
EOI no				Consult Position	Preferred	
Category	Auditable			Consult Update	25-Nov-13	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	5.2
Conclusions	Brown/Gree	Greenfield		Conclusion Date	25-Nov-13	
The site has planning approval and construction has commenced.						
Woodmuir Primary/West Calder High, St Thomas/St Kentigerns Academy						
List of Consultations and Dates	Current Status		Proposed Use			

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

WLC Flood Risk Assessment

31-Jan-13 This is a plotted site that has been largely completed, so no comments.

SNH

18-Mar-13 No comments made.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SEPA - Flooding

15-Feb-12 This is a plotted site that has been largely completed, so no comments.

SEPA - Water Environment

15-Feb-12 This is a plotted site that has been largely completed, so no comments.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main issues Report (MIR) for further

British Airports Authority (BAA)

12-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.

1339 Woodmuir Road East (South of Breich)

Breich

LP Ref / UCS Ref	HBc6	/	Audit	21/5		
EOI no				Consult Position	Preferred	
Category	Auditable-Constrained			Consult Update	25-Nov-13	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	5.2
Conclusions	Brown/Gree	Greenfield		Conclusion Date	25-Nov-13	

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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SEPA - Water Environment

15-Feb-12 The Woodmuir Burn traverses the southern boundary of the site. A buffer strip of 12m would be required between the development and the watercourse. There are no restoration opportunities.

NHS - Lothian

19-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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

WLC Environmental Health

19-Jun-12 No issues identified.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment is required. We did not object subject to conditions when previously consulted. There is no requirement for any water resilient measures for this site. SEPA did not object subject to conditions when previously consulted. Part of the allocation is potentially at medium to high risk of fluvial flooding from the Woodmuir Burn (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood

Scottish Water

12-Mar-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 limited capacity.

WOSAS

31-May-12 No archaeological sites have been recorded from within the boundaries of this plot, which appears to have been largely undeveloped since at least the mid 19th century. Comparison with the 1st edition Ordnance Survey map indicates that the site was at that time open fields. Given that the plot is a largely flat area of ground overlooking a ready source of water, there is some potential that it may have been utilised during the several thousand years of human occupation before the production of accurate maps, suggesting that it could retain some potential to produce buried archaeological material.

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

SNH

18-Mar-13 No issues identified.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment is required for this site as the Woodmuir Burn traverses the southern boundary of the site. SEPA Flood Risk Map 2013 Update - There is a significant risk of flooding from out of bank flows in the watercourse. A flood risk assessment will be required to determine the extent to which the site is capable of being developed without compromise to the risk that has been identified. The usual attenuation and treatment of runoff criteria would apply.

WLC Contaminated Land

14-Jun-11 No known issues.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

03-Apr-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 NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements to nearby park.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

WLC Transportation

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

3325 Woodmuir Community Hall

Breich

LP Ref / UCS Ref	MUB1	/	Audit		
EOI no				Consult Position	Preferred
Category	Urban Capacity Site			Consult Update	09-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree			Conclusion Date	09-Jul-14

This site is a brownfield site within the settlement envelope that has an approved planning brief for mixed uses. It is therefore intended that this allocation be carried forward into the LDP

Woodmuir Primary/West Calder High, St John the Baptist/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

British Airports Authority (BAA)

21-May-14 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.

Transport Scotland

21-May-14 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 Environmental Health

21-May-14 No specific issues identified.

WLC Economic Property Development

21-May-14 redevelopment of this brownfield site is supported for mixed use.

Coal Authority

21-May-14 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

21-May-14 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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

WLC Waste Management

21-May-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Contaminated Land

21-May-14 Desk top study required as site is brownfield.

WLC Education

21-May-14 The council has identified a series of additional contributions which developers of new sites are now required to provide. These fund infrastructure for additional housing as identified for particular settlements and school catchment areas. In so far as this particular site is concerned, contributions would be assessed as part of the planning application process based upon the proposed usage and dwelling numbers

Historic Scotland

21-May-14 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

21-May-14 No specific comments.

HSE (Health and Safety Executive)

21-May-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

WLC NETS and Land Services

21-May-14 Specific requirements will require to be confirmed at the time of any application and will depend on the use proposed.

SEPA - Flooding

21-May-14 No specific concerns.

SEPA - Water Environment

21-May-14 No specific requirements.

WLC Flood Risk Assessment

21-May-14 No specific concerns

WLC Transportation

21-May-14 A single access on to Woodmuir Road, re-using the existing layout, will be required. The width of the access should be a minimum of 5.5m and the form of the junction will be dependent upon proposed usage and build choices and can be agreed in consultation with the Transportation Manager.

As a general guideline for family housing, car parking should be provided at the following rates:

- general housing with up to 3 bedrooms – 1 residents off-street space plus 50% communal spaces
- general housing 4 bedrooms or more, 2 residents spaces plus 50% communal spaces.
- garages will not be taken into consideration when assessing the level of parking.

Alternative uses: parking standards would need to be agreed with the Transportation Manager.

SNH

21-May-14 No specific comments.

Scottish Enterprise

21-May-14 No specific issues or concerns as this site is allocated as a housing site.

1611 Former Woodmuir Primary

Breich

LP Ref / UCS Ref MUB2 / Audit

EOI no Consult Position Preferred

Category Urban Capacity Site Consult Update 09-Jul-14

Planning Officer Prime Quality Agricultural Land No Class Description

Conclusions Brown/Gree Brownfield Conclusion Date 09-Jul-14

This site is a brownfield site within the settlement envelope that has an approved planning brief for mixed uses. It is therefore intended that this allocation be carried forward into the LDP.

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

List of Consultations and Dates Current Status Proposed Use

HSE (Health and Safety Executive)

21-May-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

SNH

21-May-14 No specific comments.

WLC Economic Property Development

21-May-14 redevelopment of this brownfield site is supported for mixed use.

WLC NETS and Land Services

21-May-14 Specific requirements will require to be confirmed at the time of any application and will depend on the use proposed.

WLC Environmental Health

21-May-14 No specific issues identified.

SEPA - Water Environment

21-May-14 No specific comments or requirements.

Coal Authority

21-May-14 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

21-May-14 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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

WLC Waste Management

21-May-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Contaminated Land

21-May-14 Desk top study required as site is brownfield.

Scottish Enterprise

21-May-14 No specific issues or concerns as this site is allocated as a housing site.

Historic Scotland

21-May-14 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

British Airports Authority (BAA)

21-May-14 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.

WLC Education

21-May-14 The council has identified a series of additional contributions which developers of new sites are now required to provide. These fund infrastructure for additional housing as identified for particular settlements and school catchment areas. In so far as this particular site is concerned, contributions would be assessed as part of the planning application process based upon the proposed usage and dwelling numbers

SEPA - Flooding

21-May-14 No specific concerns.

WLC Flood Risk Assessment

21-May-14 No specific concerns.

SEPA - Water Environment

21-May-14 No specific requirements.

WLC Transportation

21-May-14 The width of the access should be a minimum of 5.5m and the form of the junction will be dependent upon proposed usage and build choices and can be agreed in consultation with the Transportation Manager.

As a general guideline for family housing, car parking should be provided at the following rates:
general housing with up to 3 bedrooms – 1 residents off-street space plus 50% communal spaces
general housing 4 bedrooms or more, 2 residents spaces plus 50% communal spaces.
garages will not be taken into consideration when assessing the level of parking.
Alternative uses: parking standards would need to be agreed with the Transportation Manager.

SNH

21-May-14 No specific comments.

SEPA - Flooding

21-May-14 No specific comments.

Transport Scotland

21-May-14 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.

3289 Audhill Cottages

Bridgend

LP Ref / UCS Ref	COU3	/	Audit		
EOI no				Consult Position	Preferred
Category	Enquiries Possible			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	25-Nov-13

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.

The site contributes towards the council's next phase of the council house build programme and is anticipated to come

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

List of Consultations and Dates **Current Status** **Proposed Use**

SEPA - Water Environment

17-Jun-13 There are no water resilient measures required for this site and there are also no restoration opportunities.

SNH

14-Jun-13 No comment.

Historic Scotland

14-Jun-13 Content that this site unlikely to raise significant concerns for our historic environment interests.

WLC Economic Property Development

10-Feb-14 No comments.

Scottish Enterprise

31-Jan-14 No comments, housing site.

NHS - Lothian

31-Jan-14 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.

Bridgend - Existing facilities : Linlithgow Health Centre and 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.

Scottish Water

27-May-13 In terms of waste water the site is served by the Bridgend plant where there is sufficient capacity to accommodate development of the site. In terms of water the site is served by the Balmore plant where there is sufficient capacity to accommodate development of the site.

SEPA - Flooding

17-Jun-13 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the eastern boundary of the site and potentially culverted 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.". There is the potential that development of this allocation could increase the probability of flooding elsewhere, unless there was appropriate mitigation introduced.

WLC Transportation

27-Nov-13 Access via existing access road. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

WOSAS

24-Feb-14 This small plot is located at the eastern end of a row of late 19th century terraced cottages. The ground was shown as being undeveloped in the 1st edition Ordnance Survey map, but by the time of the 2nd edition, the cottages were in place, indicating a date of construction between c. 1860 and c. 1890. Although the majority of the plot appears to have remained unaffected by the construction of these buildings, a block of these cottages was shown on the 2nd edition at its north-western corner. These buildings have been removed, and their footprint is now occupied by a mixture of surfaced turning area and scrubby grass. While it is possible that elements of these structures may survive below ground level, their relatively recent date of construction and the fact that similar examples survive further along the row suggests that this is unlikely to raise a particular

WLC Waste Management

27-May-13 Requirement to provide adequate access for 26T vehicles and for the container storage to accommodate the 3 bin system plus Food Caddy for individual households and for multi occupancy blocks to have adequate bin storage for 1100l bins for Residual and Recycling + 1x240l Food Bin (per 5 properties).

Coal Authority

30-Jan-14 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.

WLC Environmental Health

13-Aug-13 No issues.

WOSAS

30-May-13 This plot was shown as undeveloped ground on the 1st edition OS map, but by the 2nd edition of c. 1890, two rows of houses had been erected on the area immediately to the west. These formed part of a larger development annotated as Bridgend Rows, which included four other lines of houses in the area to the north. These structures, erected in the second half of the 19th century, were also shown on the 3rd edition map. Although the majority of the buildings that formed part of the Bridgend Rows have been removed, the two lines of houses on either side of Auldhill Cottages Road remain, with the exception of the one at the eastern end of the northern row. The plot would encompass the site of this structure, and it is possible that elements

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 industries, e.g. oil works and mining shafts have operated within the

Transport Scotland

18-Feb-14 Small, remote site, east of Linlithgow. Nearest trunk road junctions are J2 (west facing) and J3 (east facing) of the M9 and the planned Winchburgh junction on the M9.

Transport Scotland has no significant comments to make.

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.

WLC NETS and Land Services

10-Feb-14

Enhance provision required to local park in Bridgend.

2324 Bridgend Bing

Bridgend

LP Ref / UCS Ref	EBd1	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	02-Apr-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	02-Apr-14

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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Economic Property Development

15-Jun-12 This site has been rehabilitated and contributes to the land supply.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Bridgend - Existing facilities : Linlithgow Health Centre and 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.

Scottish Water

12-Mar-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 BRIDGEND waste water treatment works (WWTW) where there is

WLC Environmental Health

16-Sep-12 The development of this site could potentially give rise to noise issues for nearby residential properties.

SEPA - Water Environment

15-Feb-12 The nearest water body to the site is the Haugh Burn, that runs along the southern boundary of the site. There would be a minimum 6m wide buffer strip required from any development to the watercourse. There is also the possibility of some restoration to a meandering watercourse.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 Flood Risk Assessment required. SEPA Flood Risk Map Update 2013 - Part of this site is potentially at risk from fluvial flooding as a result of out of bank flows in the adjacent watercourse. A flood risk assessment will be required to determine the extent of the site that is potentially able to be developed. The usual attenuation and treatment of runoff criteria would apply.

WLC Contaminated Land

30-Jun-11 Former shale bing, Contaminated land site investigation will be required.

British Airports Authority (BAA)

19-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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Flooding

25-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the Haugh Burn which flows along the southern boundary and any small watercourses which may impact the site. Part of the site is at risk of flooding from the watercourse at medium to high risk of flooding in terms of a 1 in 200 risk. There is the potential that the site, if developed, could lead to a risk of flooding outwith the site.

WOSAS

31-May-12 Two sites have been recorded from within this plot, both related to the former Bridgend shale-oil works. One records the former presence of the oil works, while the other relates to the bing of waste material that occupies the whole of the area proposed for development. The substantial ground disturbance associated with the works and bing is likely to have removed any material relating to earlier phases of operation that may have been present, though it is worth noting that bings represent the most visible monuments to the former shale oil industry, which represents an important element in the recent history of West Lothian, and indeed some bings have been legally-protected as scheduled monuments, recognizing them as being of National importance. While the Bridgend bing is not currently scheduled, the remains present on the site may therefore be of

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

27-Nov-13 Existing access onto B9080 should be retained. See also Transport Background Paper to the Main Issues Report (MIR) for

LP Ref / UCS Ref	HBd1	/	Audit	22/1	
EOI no				Consult Position	De-allocate
Category	Auditable-Constrained			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	25-Nov-13

The site owner has advised that there are no plans to market the site. As such the site cannot contribute to the required five years effective housing land supply.

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Contaminated Land

14-Jun-11 This site is adjacent to former clay pit, quarry, shale mine, and associated infrastructure. A Phase I Contaminated Land Report will be required to be submitted and agreed before development can proceed on this site.

SNH

18-Mar-13 No issues identified.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities. The site is in close proximity to Bridgend Sewage Treatment Works.

WLC Environmental Health

19-Jun-12 No issues identified.

Scottish Water

12-Mar-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 BRIDGEND waste water treatment works (WWTW) where there is

WOSAS

31-May-12 No sites have been recorded from within the plot to the north and west of Woodside House, though comparison with the 1st edition OS map indicates that much of the boundary of the site follows the line of a mill lade, while a mill dam and sluice were depicted immediately to the north. Although these features appear to lie outside the area proposed for development, it remains possible that they could be impacted by ground disturbance close to the boundary of the plot. Other than this, map regression suggests that the area has been unaffected by development over the last 150 years, suggesting that it may still retain the potential to produce buried deposits associated with earlier phases of activity.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment (FRA) is required. SEPA support this. SEPA require a FRA which assesses the flood risk from the Haugh Burn which flows past the west and north of the site and is 18m from the site at its nearest point. Site likely to be constrained due to flood risk. There are no water resilient measures required for this site. Potential development of allocation could increase the probability of flooding elsewhere. Part of the site allocation is potentially at medium to high risk of fluvial flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map) from the Haugh Burn

NHS - Lothian

19-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.

Bridgend - Existing facilities : Linlithgow Health Centre and 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.

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

WLC Flood Risk Assessment

31-Jan-13 Flood Risk Assessment required.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

03-Apr-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 Transportation

27-Nov-13 Access via Auldhill Road. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

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.

1257 Willowdean South

Bridgend

LP Ref / UCS Ref HBd2 / Audit 22/4
EOI no Consult Position Preferred
Category Auditable-Constrained Consult Update 09-Jul-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Greenfield Conclusion Date 09-Jul-14

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

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

List of Consultations and Dates Current Status Proposed Use

SEPA - Flooding

15-Feb-12 A Flood Risk Assessment is required for this site. SEPA are unaware of any flood risk issues for this site. There are no water resilient measures required for this site. There is no requirement for any water resilient measures for this site.

WLC Flood Risk Assessment

30-Jan-14 Flood Risk Assessment required. SEPA Floodn Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

WOSAS

31-May-12 Comparison with available historical maps indicates that much of this plot was formerly part of the Bridgend Shale-Oil Works. The area was shown as undeveloped ground on the 1st edition, but by the time of the 2nd edition, it was depicted as being occupied by a number of buildings and section of mineral railway line. None of these structures are shown on modern OS maps, though the area retains the 'scrubby' look of former industrial land, suggesting that elements of the former shale

WLC Contaminated Land

14-Jun-11 This site was part of the former Linlithgow Oil Refinery. Contamination is likely to be present. A Full Phase I and II Site Investigation will be required to be submitted and agreed before any development can proceed on this site.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

SNH

18-Mar-13 No issues identified.

Scottish Water

12-Mar-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 BRIDGEND waste water treatment works (WWTW) where there is

NHS - Lothian

19-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.

Bridgend - Existing facilities : Linlithgow Health Centre and 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.

WLC Economic Property Development

15-Jun-12 no comment - Housing site.

WLC Environmental Health

19-Jun-12 No issues identified.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Transportation

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

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements to nearby park.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

Transport Scotland

03-Apr-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.

3269 East Main Street Grampian Factory

Broxburn

LP Ref / UCS Ref	/ BRO 9	Audit		
EOI no	PJ008	Consult Position	Preferred	
Category	Expression of Interest	Consult Update		
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree Brownfield	Conclusion Date		
	Broxburn Primary/Broxburn Academy, St Nicholas/St Margarets Academy			
List of Consultations and Dates	Current Status	Proposed Use		

WOSAS

20-Feb-13 This plot appears to be located too far to the east to fall within the boundaries of the settlement of Broxburn as depicted on Roy's Military Survey of the mid 18th century. It was shown as undeveloped ground on the 1st edition OS map of the mid 19th century, and also appeared as undeveloped on the 2nd and 3rd editions, though these maps did depict the gradual expansion of the village towards its western boundaries. Current maps indicate that it is now almost wholly occupied by various buildings of a large meat-production facility. While this may be of interest in terms of the social and industrial development of the town, the modern date of construction means that it is unlikely to raise a particular archaeological issue.

SNH

18-Mar-13 No issues identified.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

07-Feb-13 No comment, except that the site should not be considered for the development of a supermarket.

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is sufficient capacity.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

WLC Flood Risk Assessment

10-Jul-13 Flooding to the site occurs from the watercourse to the east. Historic issue also of culverts through the site backing up and causing flooding. The site itself also floods to the A89 to the south of the site, given its elevated nature. (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

SEPA - Flooding

27-Feb-13 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. There is a Flood Prevention Scheme partially built in Broxburn but does not cover this site. SEPA would require a Flood Risk Assessment which assesses the flood risk from the Liggat Syke which flows along the eastern boundary. The Flood Risk Assessment should consider any nearby culverts.

SEPA - Water Environment

27-Feb-13 A 6m buffer would be required from any development on the site to the Liggat Syke Burn on the east side of the site. Scottish Water will advise regrading Sewage Treatment Work capacity. There would be opportunities for restoration of the watercourse through development of this site. The nearest water body of any significance, other than the Liggat Syke Burn, is the Brox Burn that lies within 170m to the south of the site.

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details

WLC NETS and Land Services

03-Apr-13 Further discussion required requirements depend on the future use of the site.

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.

Transport Scotland

03-Apr-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.

This particular site is already zoned for employment and is to be the subject to a regeneration strategy. At this point it is assumed that the change in trip generation is not likely to be significant from the previous and zoned use. This can, however, be reviewed if circumstances change.

WLC Contaminated Land

19-Jul-13 The council's historical maps were reviewed. This records the site was utilised for a factory or engineering works, a potentially significant source of contamination. Other potentially contaminative industries, e.g. oil works, smithy and a slaughterhouse have operated within the vicinity of the site.

WLC Environmental Health

08-May-13 Potential mitigation required in respect of road traffic noise from the A89 to the south.

LP Ref / UCS Ref	COU24 /	Audit	EOI-0143	
EOI no	EOI-0143		Consult Position	Preferred
Category	Expression of Interest		Consult Update	22-Jan-14
Planning Officer		Prime Quality Agricultural Land	Yes	Class Description 3.1
Conclusions	Brown/Gree Greenfield		Conclusion Date	22-Jan-14

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Waste Management

22-Jan-14 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

Historic Scotland

22-Jan-14 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.

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.

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.

Coal Authority

22-Jan-14 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.

WOSAS

22-Jan-14

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.

HSE (Health and Safety Executive)

22-Jan-14

o 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

NHS - Lothian

22-Jan-14

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

Scottish Enterprise

22-Jan-14

No specific issues or concerns.

Scottish Water

22-Jan-14

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

22-Jan-14

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

22-Jan-14

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

22-Jan-14

No records. Existing field boundaries could form a base for green infrastructure.

Transport Scotland

22-Jan-14

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

22-Jan-14

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

22-Jan-14 No comments.

WLC NETS and Land Services

22-Jan-14 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

WLC Environmental Health

22-Jan-14 Potential Air Quality impact on AQMA

WLC Transportation

22-Jan-14 Access options via Fivestanks Place, Douglas Wynd and Craigseaton/Whinrig. See also Transportation Background Paper to the Main issues Report (MIR) for details.

WLC Property

22-Jan-14 No comments, site being promoted for housing.

WLC Flood Risk Assessment

22-Jan-14 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.

650 Old Broxburn Primary School - Sheltered Housing

Broxburn

LP Ref / UCS Ref	COU31	/ BRO 3	Audit		
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	25-Nov-13

The site contributes towards the council's next phase of the council house build programme and is anticipated to come forward by 2017.

The site has planning approval.

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

List of Consultations and Dates **Current Status** **Proposed Use**

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

SNH

14-Jun-13 No comments.

WOSAS

20-Feb-13 WoSAS has commented on a previous application for the partial demolition of two buildings within the old Broxburn Primary School site (planning reference 0582/LBC/12). In response to this application, we advised that while the complex as a whole represented a prominent element of the local streetscape, and was also located within a conservation area, we would not consider the removal of the buildings to raise a particular archaeological issue. This was because the former primary school was located in an area that was shown as undeveloped on the 1st edition Ordnance Survey map of the mid 19th century, and was also located outside the historic core of Broxburn, as depicted on Roy's Military Survey of Scotland, conducted in the period 1747-55. The buildings of the former school do appear on the 2nd edition OS map, indicating a date of construction in the second half of the 19th century. They are of substantial construction, and this is likely to limit the potential for in situ material relating to earlier phases of occupation to survive. As a result, the potential for the redevelopment of this site to have a direct impact on archaeological material is likely to be reasonably limited.

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is sufficient capacity. There is a 150mm foul sewer through the site. This will need to be taken into consideration when developing the site.

WLC Economic Property Development

07-Feb-13 This site has already been identified in the council's housing programme for redevelopment.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Historic Scotland

14-Jun-13 Content with the principle of redevelopment of this site on the basis that proposals will be taken forward in accordance with existing consents (0583/FUL/12 AND 0582/LBC/12). Please contact us for further comments if there are alternative proposals

WLC Environmental Health

08-May-13 No issues identified.

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 industries, e.g. railway land and an oil and paraffin works have operated within the vicinity of the site.

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Flood Risk Assessment

10-Jul-13 No significant flood risk issues associated with this site. There is a culvert north of the school grounds on the site there are however no issues (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

WLC Transportation

09-Apr-13 Vehicular access to the site to accord with the existing planning permission. See also Transport Background Paper to the Main Issues Report (MIR) for details

WLC Waste Management

27-May-13 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

Requirement to provide adequate access for 26T vehicles and for the container storage to accommodate the 3 bin system plus Food Caddy for individual households and for multi occupancy blocks to have adequate bin storage for 1100l bins for Residual and Recycling + 1x240l Food Bin (per 5 properties).

WLC Environmental Health

13-Aug-13 No issues.

Transport Scotland

03-Apr-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.

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 15m in height, whichever is higher, 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.

SEPA - Water Environment

27-Feb-13 There is no water body near the site and there are no requirement for any buffer strip and there are no restoration opportunities. Scottish Water will advise on the capacity of the relevant Sewage Treatment Works.

SEPA - Flooding

27-Feb-13 SEPA require a Flood Risk Assessment which assesses the flood risk from the Liggat Syke culvert which is shown to flow beneath/near to 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." Broxburn has a well documented history of flooding, with extensive flooding in 2008. There is also a record of surface water issues/water ponding in 2003 and 2007 near to the site. There is a Flood Prevention Scheme partially built in Broxburn but does not cover the allocation site.

WLC NETS and Land Services

03-Apr-13 Planning gain opportunity to enhance & enrich local open space.

LP Ref / UCS Ref	EM	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	25-Nov-13

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, is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian.

The site is also 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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is sufficient capacity.

WLC Economic Property Development

15-Jun-12 This site needs to be sub-divided from the original allocation to allow for further development. This employment allocation should be carried forward into the Local Development Plan.

WLC Environmental Health

19-Jul-12 No issues identified.

WLC Contaminated Land

16-Jun-11 There is a former refuse tip on part of this site. Some Site Investigation work has already taken place although further work will be required. Condition would be attached to Sainsbury's consent, if granted (check, has been refused/withdrawn).

SNH

18-Mar-13 No comments made.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

SEPA - Water Environment

14-Jun-12 There is a water feature also close to the south western boundary in the form of a pond. A minimum 6m wide buffer strip is required between any development and the pond. There are no restoration opportunities.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WOSAS

31-May-12 A large number of sites have been recorded from within this small triangle of land, which forms part of the Inventory designed landscape associated with Newliston House. This is because the CDA, along with the WW Housing CDA to the north-west, were subject to a detailed archaeological survey, conducted by Addyman Archaeology Ltd in relation to the preparation of a previous development proposal. This identified that the designed landscape had been laid out by William Adam in the 18th century. Despite this, however, development of this site appears unlikely to raise a major archaeological issue due to the previously-degraded nature of the remains present on the site. As the CDA is separated from the main area of the designed landscape by the existing railway embankment, it appears unlikely that development of the plot would significantly affect the

SEPA - Flooding

15-Feb-12 Information provided from the council states that a flood risk assessment and a drainage impact assessment are required. We support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the Broxburn and the small watercourse to the west of the site. Partially completed Broxburn Flood Prevention Scheme built upstream but not thought to extend this far downstream. There was upstream flooding through Broxburn in 2008. Potential development of allocation could increase the probability of flooding elsewhere. A small part of the site is potentially at medium to high risk of fluvial flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map). The Brox Burn is within 45m of the southern boundary of the site.

WLC Flood Risk Assessment

30-Jan-14 AS per SEPA comments, require a Flood Risk Assessment which assesses the flood risk from the Broxburn and the small watercourse to the west of the site. Partially completed Broxburn Flood Prevention Scheme built upstream but not thought to extend this far downstream. There was upstream flooding through Broxburn in 2008. Potential development of allocation could increase the probability of flooding elsewhere. A small part of the site is potentially at medium to high risk of fluvial flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map). The Brox Burn is within 45m of the southern boundary of the site.

SEPA Flood Risk Map 2013 Update - Large areas of this site appear at risk of pluvial flooding. There is some doubt as to whether this can be entirely overcome. A flood risk assessment will be required to assess the risk of flooding and determine the extent of the site capable of being developed without compromise. The usual attenuation and treatment of

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 (or if residential 3 houses) 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.

WLC Transportation

27-Nov-13 New access from the A89 required as part of the Core Development Area Masterplan. See also Transport Background Paper to the Main Issues Report (MIR) for details

Transport Scotland

03-Apr-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.

It should also be noted that Transport Scotland responded on the recent Sainsbury's planning application and that no specific trunk road issues were highlighted.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses as part of a Core Development Area and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in the LDP.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

LP Ref / UCS Ref	EUB1	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	22-Jan-14
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	22-Jan-14

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.

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

List of Consultations and Dates	Current Status	Proposed Use
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SNH

18-Mar-13 No comments made.

WLC Contaminated Land

30-Jun-11 No known issues. Within Industrial Estate. Phase 1 Contaminated Land Assessment likely to be required.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. It is understood that work has commenced on site for Broxburn Bottlers.

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is sufficient capacity.

WLC Flood Risk Assessment

30-Jan-14 No comments, site has been completed. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site. There is also no requirement for any water resilient measures to be introduced to the site.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

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.

WLC Transportation

27-Nov-13 Use existing access from Youngs Road. See also Transport Background Paper to the Main Issues Report (MIR) for details

WLC Environmental Health

08-May-13 Potential noise issue from nearby commercial operations if the site is developed for housing. The site is also close to an Air Quality Management Area and therefore potentially susceptible to air quality issues from associated traffic.

WOSAS

31-May-12 No sites have been recorded from within this small plot, located to the south of Youngs Road. The area was shown as being largely undeveloped on the 1st edition, with only a field boundary depicted running across it. This feature did not appear on the 2nd or 3rd edition maps. Although these maps showed substantial evidence for dumping in the area to the west, associated with the Albyn Oil Works, this does not appear to have extended into the area proposed for development. However, modern aerial photographs indicate that the area has already been subject to extensive site preparation works, which are likely to have largely removed any material relating to earlier phases of occupation that may have been present, and as a result, archaeological work is unlikely to be necessary in relation to this plot.

2336 Youngs Road South

Broxburn

LP Ref / UCS Ref	EUB15	/	Audit			
EOI no				Consult Position	Completed	
Category	Employment and Business			Consult Update	22-Jan-14	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Brownfield		Conclusion Date	22-Jan-14	

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

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

List of Consultations and Dates **Current Status** **Proposed Use**

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WLC Economic Property Development

15-Jun-12 This site has been completed and can be removed as an allocation in the LDP, but should be retained as a site within the employment area boundary of East Mains Industrial Estate.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

31-Jan-13 No comments, site has been developed.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

SNH

18-Mar-13 No comments made.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment is required. SEPA support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the eastern boundary. Majority of site is likely developable. There is a partially completed Broxburn Flood Prevention Scheme downstream but not thought to extend this far upstream. There was extensive flooding in nearby Broxburn in 2008. Potential development of allocation could increase the probability of flooding elsewhere. There are no water resilient measures requiring to be

WLC Contaminated Land

11-Feb-14 Council historical mapping shows no potentially contaminative activities having been carried out on site. Potentially contaminative industries, e.g. oil works and quarrying have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to ensure land is suitable for

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Water Environment

15-Feb-12 There is no requirement for a buffer strip and there are no restoration opportunities.

WLC NETS and Land Services

22-Jan-14 No comments, employment site.

Scottish Water

22-Jan-14 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 sufficient capacity.

British Airports Authority (BAA)

22-Jan-14 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.

2335 Youngs Road North East

Broxburn

LP Ref / UCS Ref	EUB3	/	Audit			
EOI no				Consult Position	Completed	
Category	Employment and Business			Consult Update	22-Jan-14	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Brownfield		Conclusion Date	22-Jan-14	

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

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Economic Property Development

15-Jun-12 This site has been completed and can be removed as an allocation in the LDP, but should be retained as a site within the employment area boundary of East Mains Industrial Estate.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

31-Jan-13 No comments, site has been developed.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in the LDP. It is understood that this site has been completed.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment is required. SEPA support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the eastern boundary. Majority of site is likely developable. There is a partially completed Broxburn Flood Prevention Scheme downstream but not thought to extend this far upstream. There was extensive flooding in nearby Broxburn in 2008. Potential development of allocation could increase the probability of flooding elsewhere. There are no water resilient measures requiring to be

SEPA - Water Environment

15-Feb-12 There is no requirement for a buffer strip and there are no restoration opportunities.

WLC Contaminated Land

11-Feb-14 Council historical mapping shows no potentially contaminative activities having been carried out on site. Potentially contaminative industries, e.g. oil works and quarrying have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to ensure land is suitable for

LP Ref / UCS Ref	EUB5	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	22-Jan-14
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	22-Jan-14

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. It is also part of the Enterprise Area that was designated by Scottish Government in 2013.

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

List of Consultations and Dates	Current Status	Proposed Use
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NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

31-Jan-13 No comments, site has been developed.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Economic Property Development

15-Jun-12 This site has been partially developed at the time of writing. The remainder of the site to be developed should be retained as an allocation in the LDP and also remain within the wider employment area boundary of East Mains Industrial Estate.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Flooding

15-Feb-12 Water resilient measures are required for this site. Consideration should be given to the potential flood risk from the Union Canal and the incorporation of flood mitigation measures. Extensive flooding in nearby Broxburn in 2008. Union Canal flows adjacent to the north western boundary of the development site and SEPA would recommend contact is made with Scottish Waterways to establish whether there is a risk of flooding. There is a formal Flood Prevention Scheme present in Broxburn

WLC Transportation

27-Nov-13 Exitsing access available from Clifton View. See also Transportation Background Paper to the Main issues Report (MIR) for

Scottish Water

22-Jan-14 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 sufficient capacity.

WLC NETS and Land Services

22-Jan-14 No comments, employment site.

British Airports Authority (BAA)

22-Jan-14 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.

SEPA - Water Environment

15-Feb-12 There are no requirements for any buffer strip and there are no restoration opportunities.

2333 Clifton View

Broxburn

LP Ref / UCS Ref	EUB6	/	Audit			
EOI no				Consult Position	Preferred	
Category	Employment and Business			Consult Update	11-Dec-13	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Brownfield		Conclusion Date	11-Dec-13	

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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Economic Property Development

15-Jun-12 This site has been partially developed at the time of writing. The remainder of the site to be developed should be retained as an allocation in the LDP and also remain within the wider employment area boundary of East Mains Industrial Estate.

WLC Flood Risk Assessment

31-Jan-13 No apparent issues.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

British Airports Authority (BAA)

22-Jan-14 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.

SEPA - Water Environment

15-Feb-12 There are no requirements for any buffer strip and there are no restoration opportunities.

WLC Transportation

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

SEPA - Flooding

15-Feb-12 Water resilient measures are required for this site. Consideration should be given to the potential flood risk from the Union Canal and the incorporation of flood mitigation measures. Extensive flooding in nearby Broxburn in 2008. Union Canal flows adjacent to the north western boundary of the development site and SEPA would recommend contact is made with Scottish Waterways to establish whether there is a risk of flooding. There is a formal Flood Prevention Scheme present in Broxburn

WLC Contaminated Land

11-Feb-14 Council historical mapping shows no potentially contaminative activities having been carried out on site. Potentially contaminative industries, e.g. oil works and quarrying have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to ensure land is suitable for

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

LP Ref / UCS Ref	EUB7	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	22-Jan-14
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	22-Jan-14

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. It is also part of the Enterprise Area that was designated by Scottish Government in 2013.

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 This site has still to be started and should be continued as an allocation in the LDP and also remain within the employment area boundary within East Mains Industrial Estate.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WLC Flood Risk Assessment

31-Jan-13 This site has been partially developed. No apparent issues.

SNH

18-Mar-13 No comments made.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. factory works and railway lines. Potentially contaminative industries, e.g. gas works and quarrying, have been recorded within the vicinity of the site.

WLC Transportation

27-Nov-13 Options to utilise existing access points from Clifton View and/or Youngs Road North. See also Transportation Background Paper to the Main issues Report (MIR) for details.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in the LDP. It is understood that this site has been completed.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are also no restoration opportunities.

British Airports Authority (BAA)

22-Jan-14 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.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site and there are no Water Resilient measures required also.

2138 Uphall Station Infant School

Broxburn

LP Ref / UCS Ref	HLv130	/	Audit	4/55	
EOI no				Consult Position	Completed
Category	Auditable			Consult Update	07-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		07-Jul-14
This site has been built out and completed					
St Nicholas/St Margarets Academy, Pumpherston and Uphall Station Primary/Broxburn Academy					
List of Consultations and Dates	Current Status		Proposed Use		

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

31-Jan-13 Drainage Impact Assessment required. Possible culvert through the site.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 No comment - Housing Site.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Flooding

15-Feb-12 This site has been developed for houses, no comments are therefore made.

SEPA - Water Environment

15-Feb-12 This site has been developed for houses, no comments are therefore made.

329 Albyn-Greendykes Road H4/6 (Part of Albyn AL)

Broxburn

LP Ref / UCS Ref	HUB12	/	Audit	4/37		
EOI no					Consult Position	Preferred
Category	Auditable-Constrained				Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Brownfield		Conclusion Date		25-Nov-13
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						
Broxburn Primary/Broxburn Academy, St Nicholas/St Margarets Academy						
List of Consultations and Dates	Current Status	Check	Proposed Use	Check		

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment is required. Consideration should be given to the potential flood risk from the Union Canal and the incorporation of flood mitigation measures. Water resilient measures would also be required on this site. Extensive flooding in nearby Broxburn in 2008. Union Canal flows next to development site to the south and SEPA would recommend contact is made with British Waterways to establish whether there is a risk of

WLC Contaminated Land

06-Jun-11 This site includes a former shale tip and gasworks. There has been some limited Site Investigation already carried out. Further work will be required however.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WLC Environmental Health

19-Jun-12 The site is part of a designated mixed use site in CDA . However, the traffic associated with additional new housing may exacerbate vehicle pollution levels in the nearby Broxburn Air Quality Management Area (AQMA).

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

WOSAS

31-May-12

The LP reference provided, HUB12, is not included in attribute table for supplied GIS shapefile, and no polygon is defined at grid reference. HUB12 is shown on Map 4, where it appears to form part of the AL CDA with HUB15. It is not possible from Map 4 to determine the extents of HUB12 and HUB15, and as a result, both will be discussed in relation to the general issues raised by CDA AL. The first thing to note is that CDA AL directly abuts two legally-protected scheduled monuments, the Union Canal to the south, and the Greendykes Shale Bing to the NE. Although the boundaries of CDA AL do not appear to impinge into the legally-protected areas associated with these monuments, both National and Local policies relating to the treatment of scheduled monuments in the planning process indicate that they should as far as possible be preserved in situ and within an appropriate setting. As a result, any proposal for development in these plots would need to consider the potential effect on the setting of the scheduled monuments. In addition to the scheduled shale bing to the NE, a tip of waste material is also present inside the CDA. Located at the SW corner of the plot, this appears likely to lie within HUB12. Although not itself scheduled, this tip would represent a related element of the former industrial landscape associated with the Greendykes bing. A further unscheduled bing is located to the NE of the Albyn Industrial Estate, to the SE of the scheduled bing; this would also represent an important element in the setting of the scheduled monument. Comparison with the 2nd edition Ordnance Survey map indicates that these bings were associated with the Albyn Shale Mine, the main buildings of which were shown on the section of the plot now occupied by the industrial estate, though structures such as tips, ponds and tramways were also shown in the area to the west of the scheduled bing. It is apparent that much of the CDA has been affected by substantial industrial activity in the later 19th and 20th centuries. This in itself may be of interest from an industrial or social history perspective, though it is likely to have removed any material relating to earlier phases of activity that may have existed in these sections of the site. There is an area of ground to the rear of Albyn Cottages that does not appear to have been subject to extensive modern development, and there may be some potential for buried deposits relating to earlier phases of activity to survive in this area. Similarly, the area to the north of the existing industrial estate may have the potential to reveal material

SEPA - Water Environment

15-Feb-12

There is the requirement for a 12m buffer from any development to the Union Canal, that traverses the southern boundary of

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. There is a 150mm combined sewer running along the western edge of the site.

Coal Authority

26-Feb-13

The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13

No issues identified.

WLC Flood Risk Assessment

31-Jan-13

Flood Risk Assessment required.

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.

Scottish Enterprise

13-Mar-12

No specific issues or concerns as this site is allocated as a housing site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 1 of the M9.

WLC NETS and Land Services

23-Apr-13 To be determined by masterplan.

WLC Transportation

27-Nov-13 Vehicular access should be off Greendykes Road and linked the Core Development Area development and the proposed new link road. See Transport Background Paper to the Main Issues Report (MIR) for details.

312 Holmes North Site B

Broxburn

LP Ref / UCS Ref	HUB13	/	Audit	4/22		
EOI no					Consult Position	Preferred
Category	Auditable-Constrained				Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	2
Conclusions	Brown/Gree	Greenfield		Conclusion Date		25-Nov-13

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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot, located to the north of the Brox Burn. Comparison with the 1st edition map indicates that the area has been undeveloped Greenfield since at least the mid 19th century; it was shown as open fields on the 1st, 2nd and 3rd edition maps, and appears as such on modern OS maps and current aerial photographs. As it does not appear to have been disturbed by previous modern development, the plot retains the potential to produce buried deposits associated with previous phases of occupation.

WLC Environmental Health

19-Jun-12 No issues identified.

Scottish Water

12-Mar-13 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. There is a 12" and a 6" water main running through the 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 300mm combined sewer running through the site.

WLC Contaminated Land

14-Jun-11 No known issues.

WLC Flood Risk Assessment

30-Jan-14 Flood Risk Assessment required. SEPA Flood Risk Map 2013 Update - There is a significant risk of flooding from out of bank flows in the watercourse. A flood risk assessment will be required to determine the extent to which the site is capable of being developed without compromise to the risk that has been identified. The usual attenuation and treatment of runoff

SNH

18-Mar-13 No issues identified.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a flood risk assessment is required. SEPA support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the Brox Burn. Site is likely constrained due to flood risk. Water resilient measures are also required for this site. There is a formal Flood Prevention Scheme (FPS) present in Broxburn but not relevant to allocation. Broxburn experienced widespread flooding in 2008. The council commissioned Halcrow to undertake a study along the Brox Burn. There is a FPS proposed for Broxburn but completion date is unknown. There are no water resilient measures required for this site. Potential development of allocation could increase the probability of flooding elsewhere. The majority of this allocation potentially at medium to high risk of fluvial flooding from the Brox Burn that traverses the south of the site (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map)

SEPA - Water Environment

15-Feb-12 There is a buffer strip required of between 6m to 12m from any development on the site to the Brox Burn watercourse that traverses the south of the site. There are no restoration opportunities.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

Transport Scotland

03-Apr-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.

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements within the locality.

WLC Transportation

27-Nov-13 Existing access for vehicles from Holmes Farm and Holmes Road to be utilised. See also Transport Background Paper to the Main Issues Report (MIR) for details

LP Ref / UCS Ref	HUB15	/	Audit	4/39	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		25-Nov-13

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.

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SNH

18-Mar-13 The site has the basis of a good green network/open space which should be built into the masterplan/detailed design. Ponds on the site and the general distribution of Great Crested Newts in the wider area suggest that this species should be considered at pre-application stage. Water voles are also present on the Union Canal but any issues should be capable of being addressed by observing an appropriate standoff from the canal side.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment is required. 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 required for this site. Extensive flooding in nearby Broxburn in 2008. Union Canal flows next to development site and SEPA would recommend contact is made with Scottish Waterways to establish whether there is a risk of flooding.

WLC Environmental Health

19-Jun-12 The site is part of a designated mixed use site in CDA . However, the traffic associated with additional new housing may exacerbate vehicle pollution levels in the nearby Broxburn Air Quality Management Area (AQMA). There are also potential noise issues where the site borders the Albyn Industrial Estate.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

31-Jan-13 Flood Risk Assessment Required.

WLC Contaminated Land

14-Jun-11 This is the site of the former Albyn Oil Refinery. A limited Site Investigation has already shown contamination to be an issue. Further work will be required.

WOSAS

31-May-12 The LP reference provided, HUB15, is not included in attribute table for supplied GIS shapefile, and no polygon is defined at grid reference. HUB15 is shown on Map 4, where it appears to form part of the AL CDA with HUB12. It is not possible from Map 4 to determine the extents of HUB12 and HUB15, and as a result, both will be discussed in relation to the general issues raised by CDA AL. The first thing to note is that CDA AL directly abuts two legally-protected scheduled monuments, the Union Canal to the south, and the Greendykes Shale Bing to the NE. Although the boundaries of CDA AL do not appear to impinge into the legally-protected areas associated with these monuments, both National and Local policies relating to the treatment of scheduled monuments in the planning process indicate that they should as far as possible be preserved in situ and within an appropriate setting. As a result, any proposal for development in these plots would need to consider the potential effect on the setting of the scheduled monuments. In addition to the scheduled shale bing to the NE, a tip of waste material is also present inside the CDA. Located at the SW corner of the plot, this appears likely to lie within HUB12. Although not itself scheduled, this tip would represent a related element of the former industrial landscape associated with the Greendykes bing. A further unscheduled bing is located to the NE of the Albyn Industrial Estate, to the SE of the scheduled bing; this would also represent an important element in the setting of the scheduled monument. Comparison with the 2nd edition Ordnance Survey map indicates that these bings were associated with the Albyn Shale Mine, the main buildings of which were shown on the section of the plot now occupied by the industrial estate, though structures such as tips, ponds and tramways were also shown in the area to the west of the scheduled bing. It is apparent that much of the CDA has been affected by substantial industrial activity in the later 19th and 20th centuries. This in itself may be of interest from an industrial or social history perspective, though it is likely to have removed any material relating to earlier phases of activity that may have existed in these sections of the site. There is an area of ground to the rear of Albyn Cottages that does not appear to have been subject to extensive modern development, and there may be some potential for buried deposits relating to earlier phases of activity to survive in this area. Similarly, the area to the north of the existing industrial estate may have the potential to reveal material associated with the former mine complex.

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity.

SEPA - Water Environment

15-Feb-12 There is the requirement for a buffer strip of 12m from the Union Canal to the south of the site. There are no restoration

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 1 of the M9.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Transportation

09-Apr-13 Vehicular access should be off Greendykes Road and linked the Core Development Area development and the proposed new link road. See also Transport Background Paper to the Main Issues Report (MIR) for details.

WLC NETS and Land Services

23-Apr-13 To be determined by masterplan.

260 Bridge Place

Broxburn

LP Ref / UCS Ref HUB16 / BRO 4 Audit

EOI no Consult Position Preferred
Category Enquiries Possible Consult Update 25-Nov-13

Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 25-Nov-13

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

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

List of Consultations and Dates Current Status Proposed Use

WOSAS

20-Feb-13 This plot also appears to be located outside the historic core of Broxburn, though the 1st edition does indicate that there had been some development on the site prior to the mid 19th century. A pump was shown within the plot on the 1st edition map close to its western boundary, while a building was shown at the southern end of the site. This structure was also shown on the 2nd edition, by which time buildings were also shown on the northern frontage, and this was replicated on the 3rd edition, on which further small structures were shown in the centre of the plot. These structures appear to have been wholly removed during the 20th century, however, as current maps indicate that the majority of the area is now occupied by modern buildings or tarmac surfaces. While there may be some potential for material associated with the structure shown on the 1st edition to survive below ground level, this is unlikely to be of sufficient significance to warrant archaeological work.

SNH

18-Mar-13 No issues identified.

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is sufficient capacity.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

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.

WLC Flood Risk Assessment

31-Jan-13 No comments, this site has been completed.

WLC NETS and Land Services

03-Apr-13 Planning gain opportunity to enhance & enrich local open space.

Transport Scotland

03-Apr-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 Environmental Health

08-May-13 The site is located near an Air Quality Management Area and there is the potential for air quality issues from associated

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing 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. oil works have operated within the vicinity of the site.

WLC Transportation

27-Nov-13 Upgrade to Bridge Place required to provide access to public road network. See also Transport Background Paper to the Main Issues Report (MIR) for details

SEPA - Flooding

15-Feb-12 No comments, this site has been completed.

SEPA - Water Environment

15-Feb-12 No comments, this site has been completed.

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

188 Candleworks (CW) CDA

Broxburn

LP Ref / UCS Ref HUB17/CW / Audit 4/40
EOI no Consult Position Preferred
Category Auditable Consult Update 25-Nov-13
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 25-Nov-13

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 site has planning permission in part for a supermarket.

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

List of Consultations and Dates Current Status Proposed Use

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. A 150mm foul sewer crosses the site to the east.

WLC Waste Management

12-Mar-13 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

31-Jan-13 Both a Flood Risk Assessment and Drainage Assessment are required for this site as well as buffer strips to the Union Canal that traverses the southern boundary of the site.

SNH

18-Mar-13 No comments made.

WLC Environmental Health

12-Mar-13 The location of the site is such that there is potential for a noise impact from nearby industrial premises. There is also potential for a detrimental impact on air quality levels in the nearby Broxburn Air Quality Management Area (AQMA).

Coal Authority

17-May-12 The coal authority requests that WLC identifies whether past coal mining activity has taken place using GIS data provided by the coal authority. 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 to developments. The coal authority emphasises that former mining activities and related hazards are not a strict constraint on development; The coal authority would therefore not wish to suggest that any potential sites should be excluded from allocation on the basis of former mining

SEPA - Flooding

15-Feb-12 Both a Flood Risk Assessment and Drainage Assessment are required given that the site bounds the Union Canal to the south of the site.

SEPA - Water Environment

15-Feb-12 There would be a requirement for a buffer strip of 12m between the site and the Union Canal to the south of the site. There are no restoration opportunities.

WLC Contaminated Land

02-May-13 Broxburn Candle works has been subject to site investigation reporting. The site forms part of the larger Albyn oil works encompassing shale mines, shale pits, railway sidings and quarries .

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main issues Report (MIR) for details.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

LP Ref / UCS Ref	HUB18	/	Audit	EOI-0085	
EOI no	EOI-0085			Consult Position	Preferred
Category	Expression of Interest			Consult Update	
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	
	Broxburn Primary/Broxburn Academy, St Nicholas/St Margarets Academy				
List of Consultations and Dates	Current Status		Proposed Use		

WLC Flood Risk Assessment

31-Jan-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.

SNH

18-Mar-13 No comments made.

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. A 150mm foul sewer crosses the site to the east.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Environmental Health

12-Mar-13 The location of the site is such that there is potential for a noise impact from nearby industrial premises. There is also potential for a detrimental impact on air quality levels in the nearby Broxburn Air Quality Management Area (AQMA).

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Historic Scotland

22-Jan-14 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

British Airports Authority (BAA)

22-Jan-14 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.

SEPA - Flooding

15-Feb-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

07-May-13 There is no water body close to the site of any significance. No buffer strip is required and there are no restoration

WLC Transportation

22-Jan-14 New access required on Hillview Avenue. See also Transportation Background Paper to the Main issues Report (MIR) for

WLC NETS and Land Services

22-Jan-14 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 Waste Management

22-Jan-14 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

WOSAS

22-Jan-14 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

244 Holmes North (Site A)

Broxburn

LP Ref / UCS Ref	HUB20	/	Audit	4/38A		
EOI no				Consult Position	Preferred	
Category	Auditable-Local Plan			Consult Update	25-Nov-13	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Greenfield		Conclusion Date	25-Nov-13	

The site is allocated for development in the West Lothian Local Plan and contributes towards to 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 an approved planning brief.

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

List of Consultations and Dates	Current Status	Proposed Use
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SEPA - Water Environment

15-Feb-12 A buffer strip would be required between any development and the Brox Burn of 6-12m. There are no restoration opportunities.

SNH

18-Mar-13 No issues identified.

WLC Environmental Health

19-Jun-12 The site lies adjacent to existing housing. However, the traffic associated with additional new housing may exacerbate vehicle pollution levels in the nearby Broxburn Air Quality Management Area (AQMA).

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WLC Contaminated Land

14-Jun-11 There are no known contamination issues related to this site. However records show an old mine shaft is potentially present on this site.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Flood Risk Assessment

30-Jan-14 This site has been partially completed. The remainder of the site would require to be subject to a Flood Risk Assessment. SEPA Flood Risk Map Update 2013 - There is a significant risk of flooding from out of bank flows in the watercourse. A flood risk assessment will be required to determine the extent to which the site is capable of being developed without compromise to the risk that has been identified. The usual attenuation and treatment of runoff criteria would apply.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

SEPA - Flooding

15-Feb-12 The council have requested a Flood Risk Assessment for a site immediately adjacent to this one. Therefore, SEPA require a Flood Risk Assessment which assesses the flood risk from the Brox Burn. Site is likely constrained due to flood risk. Broxburn experienced widespread flooding in 2008. The council commissioned Halcrow to undertake a study along the Brox Burn. There is a Flood Prevention Scheme proposed for Broxburn but completion date is unknown. Potential development of allocation could increase the probability of flooding elsewhere. The majority of this allocation is potentially at medium to high risk of flooding from the Brox Burn that traverses the southern boundary of the site (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map).

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot, which was depicted as undeveloped on the 1st, 2nd and 3rd edition OS maps. Modern maps indicate that the northern half of the plot is occupied by a large modern building, construction of which is likely to have had a detrimental effect on the potential for buried deposits to survive in this area of the site. The southern half of the plot appears to remain as undeveloped Greenfield, suggesting that it retains the potential to produce buried sub-surface deposits relating to previous phases of occupation.

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. There is a 300mm combined sewer running through the site.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

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.

WLC Transportation

09-Apr-13 Vehicular access to the site should be as per the approved planning brief produced by the council. See also Transport Background Paper to the Main Issues Report (MIR) for details

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

LP Ref / UCS Ref HUB21 / BRO 6 Audit

EOI no		Consult Position	Preferred
Category	Enquiries Possible	Consult Update	25-Nov-13

Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree Brownfield	Conclusion Date		25-Nov-13

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

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

SNH

18-Mar-13 No issues identified.

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is sufficient capacity.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WOSAS

20-Feb-13 The development of this site is unlikely to raise a major archaeological issue. It is largely occupied by modern tarmac surfaces or buildings. No features have been recorded from within its boundary, and comparison with available historical maps suggests it was largely undeveloped before this. On the 2nd and 3rd edition OS maps, a large bin of waste material associated with the Stewartfield Shale Mine was shown immediately to the north-east, and a portion of this material appears to remain in the area to the north of the playing fields. This screens the potential development site from the line of the Forth and Clyde canal, which is a scheduled monument, but in any event, the development of this plot would be unlikely to result in a significant change to the setting of the monument

Transport Scotland

03-Apr-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 NETS and Land Services

03-Apr-13 Planning gain opportunity to enhance & enrich local open space.

HSE (Health and Safety Executive)

12-Mar-14 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.

WLC Transportation

09-Apr-13 Access via Church Street using existing access. See also Transport Background Paper to the Main Issues Report (MIR) for

WLC Environmental Health

08-May-13 The site is located near an Air Quality Management Area and there is the potential for air quality issues from associated

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.

SEPA - Water Environment

15-Feb-12 No comments, it is understood that this site has been completed.

WLC Contaminated Land

19-Jul-13 The council's historical maps were reviewed. This records the site was utilised for storage of spoil from an adjacent shale mine works. Other potentially contaminative industries, e.g. shale mine works, gas works, quarries and oil works have operated within the vicinity of the site.

SEPA - Flooding

15-Feb-12 No comments, it is understood that this site has been completed.

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Flood Risk Assessment

07-May-13 No comments, this site has been completed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

1259 Bridge Place (West)

Broxburn

LP Ref / UCS Ref	HUB28	/	Audit	4/48	
EOI no				Consult Position	De-allocate
Category	Auditable-Constrained			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		25-Nov-13

The site is currently in use as a car park and is to be retained for this use.

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Contaminated Land

14-Jun-11 No known issues.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No issues identified.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WOSAS

31-May-12 No sites have been identified from within this small plot. The area was shown as undeveloped on the 1st edition map of the mid 19th century, though by the time of the 2nd edition, rows of terraced houses had been constructed immediately to the west, though these did not extend into the plot itself. These houses were also shown on the 3rd edition, but have subsequently been removed and replaced with modern flatblocks. Modern aerial photographs indicate that the plot proposed for development is currently occupied by an area of car-parking, construction of which is likely to have had an effect on the survival of sub-surface deposits, and this, coupled with the small scale of the plot, means that its development is unlikely to

WLC Waste Management

20-Mar-13 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Environmental Health

19-Jun-12 The site lies adjacent to existing housing. However, the traffic associated with additional new housing may exacerbate vehicle pollution levels in the nearby Broxburn Air Quality Management Area (AQMA).

SEPA - Water Environment

15-Feb-12 No comments, there is no requirement for any buffer strip and there are no restoration opportunities.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment is required. 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 required for this site. There is a formal Flood Prevention Scheme present in Broxburn but it is not relevant to this allocation. There was extensive flooding in nearby Broxburn in 2008. The Union Canal flows near to development site and we would recommend contact is made with British Waterways to establish whether there is a risk of flooding.

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity. There are several sections of waste water pipe work running through the site.

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment is required for this site. SEPA Flood Risk Map Update 2013 - There is a significant risk of pluvial flooding affecting part of this site along its street frontage. It is doubtful that engineering of the land can alleviate this risk but it might be possible to raise the solum of the building and use appropriate design and construction techniques to ensure that the properties are not at risk. The usual attenuation and treatment of runoff criteria would apply.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Transportation

27-Nov-13 Access off Bridge Place. See also Transport Background Paper to the Main Issues Report (MIR) for further details

Transport Scotland

03-Apr-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.

1001 Holmes North (Site C)

Broxburn

LP Ref / UCS Ref HUB29 / Audit 4/49
EOI no Consult Position De-allocate
Category Auditable-Constrained Consult Update 25-Nov-13
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 25-Nov-13

The site has two units remaining to be built and as such no longer contributes towards the housing land supply for the plan area.

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

List of Consultations and Dates Current Status Proposed Use

WLC Environmental Health

19-Jun-12 The site lies adjacent to existing housing. However, the traffic associated with additional new housing may exacerbate vehicle pollution levels in the nearby Broxburn Air Quality Management Area (AQMA).

WLC Contaminated Land

14-Jun-11 No known issues.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity.

SNH

18-Mar-13 No issues identified.

SEPA - Water Environment

15-Feb-12 No comments. There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment is required. Based on Halcrow report the site is outwith the 1:200 year flood extent. There are no water resilient measures required for this site. There is a formal flood prevention scheme present in Broxburn but it is not relevant to this allocation. Broxburn experienced widespread flooding in 2008. The council commissioned Halcrow to undertake a study along the Brox Burn. There is a Flood Prevention Scheme proposed for Broxburn but completion date is unknown. Part of the allocation is potentially at medium to high risk of fluvial flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map) from the Brox Burn,

WOSAS

31-May-12

No sites have been recorded from within this plot, located to the north of Holmes Road. The area was depicted as undeveloped on the 1st edition Ordnance Survey map, with the exception of the walls of a rectangular enclosure or small field associated with Holmes Farm, which lay to the north. Holmes appears to have developed in the later 18th or early 19th centuries, as it was not depicted on Roy's Military Survey of Scotland, conducted in the period 1747-55. Apart from the small field, the plot was also shown as undeveloped on the 2nd and 3rd edition maps, and this also appears to be the case on modern maps of the area. There is some suggestion from aerial photographs that the ground within the plot is at a higher level than that surrounding it, suggesting that material may have been deposited on it from elsewhere. The source of this possible deposition is not known, and it is uncertain whether any raising of the ground level was preceded by the removal of topsoil. If it could be demonstrated that the plot had been affected by substantial previous disturbance, this would reduce the potential for

WLC Flood Risk Assessment

30-Jan-14

Flood Risk Assessment required. SEPA Flood Risk Map Update 2013 - There is a significant risk of flooding from out of bank flows in the watercourse. A flood risk assessment will be required to determine the extent to which the site is capable of being developed without compromise to the risk that has been identified. The usual attenuation and treatment of runoff

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

Coal Authority

26-Feb-13

The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Enterprise

13-Mar-12

No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

03-Apr-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 NETS and Land Services

23-Apr-13

Provision to satisfy the requirements of the council's Residential Development Guide.

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.

WLC Transportation

27-Nov-13 Access via Holmes Farm Lane/Holmes Road. See also Transport Background Paper to the Main Issues Report (MIR) for

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

LP Ref / UCS Ref	HUB34	/	Audit	4/52	
EOI no				Consult Position	Completed
Category	Historical Complete			Consult Update	
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	
	Uphall Primary/Broxburn Academy, St Nicholas/St Margarets Academy				
List of Consultations and Dates	Current Status		Proposed Use		

WLC Flood Risk Assessment

31-Jan-13 A Flood Risk Assessment and Drainage Assessment is required for this site, but is understood that the site has been

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

SNH

18-Mar-13 No comments made.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Flooding

15-Feb-12 No comments, this site has been completed.

SEPA - Water Environment

15-Feb-12 No comments, this site has been completed.

1275 Greendykes Road East (GE) CDA

Broxburn CDA

LP Ref / UCS Ref	GE	/	Audit	GE	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description 3.1
Conclusions	Brown/Gree	Greenfield		Conclusion Date	25-Nov-13

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, is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian.

The site is also 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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Economic Property Development

15-Jun-12 No comment - this is a mixed use largely residential development site.

WLC Environmental Health

19-Jun-12 The site lies adjacent to existing housing. However, the traffic associated with additional new housing may exacerbate vehicle pollution levels in the nearby Broxburn Air Quality Management Area (AQMA).

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Contaminated Land

14-Jun-11 This is the site of the former South Greendykes Shale Mine. A Contaminated Land Site Investigation will be required and agreed for this site before any development can proceed.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WOSAS

31-May-12

The GE CDA directly abuts a legally-protected scheduled monument, the Greendykes Shale Bing, located immediately to the east. Although the boundaries of CDA GE do not appear to impinge into the legally-protected areas associated with the bing, both National and Local policies relating to the treatment of scheduled monuments in the planning process indicate that they should as far as possible be preserved in situ and within an appropriate setting. As a result, any proposal for development in this plot would need to consider the potential effect on the setting of the scheduled monument. Comparison with available historical maps indicates that the majority of the CDA appears to have been unaffected by industrial operations associated with the operation of the Albyn Oil Works, though a mineral railway was shown running across the plot on the 2nd and 3rd OS

editions, while an area of tipping was also shown at its eastern end, directly adjacent to the scheduled bing. This activity may itself be of interest from an industrial or social history perspective, particularly given its association with a Nationally-important monument, but it is likely to have removed any material relating to earlier phases of activity that may have existed in these sections of the site. Other than the line of the mineral railway, the area of ground to the west of the tip does not appear to have been subject to extensive modern development, meaning that there may be some potential for buried deposits relating to

SEPA - Water Environment

15-Feb-12

There is the requirement for a buffer strip to a width of 6m from the pond on the site. There are no restoration opportunities.

SEPA - Flooding

15-Feb-12

There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site and there is no requirement for any water resilient measures to be introduced to the site.

SNH

18-Mar-13

The site is located on an east/west ridge which runs north of the Strathbrock valley from Bathgate Hills behind Uphall and down to Broxburn to the Greendykes/Albyn bing. This gives the site high visibility from some areas to the south and a higher quality design of development here is required.

Scottish Water

12-Mar-13

In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water and sewer 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.

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 1 of the M9.

WLC NETS and Land Services

23-Apr-13

CDA requirements in WLLP:

- woodland planting to implement the Forest Habitat Network objective;
- management of existing trees and woodlands;
- open space provision and indoor and outdoor sports facilities in accordance with approved strategies of the council;

CDA requirements specific to Armadale:

- Contribution to improvements at Stewartfield Park; and
- Woodland planting to north of mixed use sites at Pyothall Road, Greendykes Road West and Greendykes Road East as extension of Broxburn Community woodland.

WLC Transportation

27-Nov-13

New access off Greendykes Road and links to Core Development Area master plan. See also Transport Background Paper to the Main Issues Report (MIR) for details

WLC Flood Risk Assessment

30-Jan-14

There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site. SEPA Flood Risk Map Update 2013 - This site includes a few low areas where surface water can accumulate. It is thought that these could potentially be engineered to avoid surface water accumulating. The usual attenuation and treatment of runoff criteria would apply.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for mixed uses as part of a Core Development Area and therefore there are no specific issues that Scottish Enterprise wish to comment on.

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.

LP Ref / UCS Ref	GI	/	Audit	GI	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	25-Nov-13

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, is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian.

The site is also 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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site. There is a 100m distance between the site and the Union Canal to the south of the site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 Extensive flooding in nearby Broxburn in 2008. Union Canal flows next to development site and we would recommend contact is made with British Waterways to establish whether there is a risk of flooding. SEPA Flood Risk Map Update 2013 - This site includes a few low areas where surface water can accumulate. It is thought that these could potentially be engineered to avoid surface water accumulating. The usual attenuation and treatment of runoff criteria would apply.

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity.

WOSAS

31-May-12 This plot is located in reasonably close proximity to two scheduled monuments, the Union Canal and Greendykes Shale Bing. Although not directly adjacent to either, it may be necessary to consider the impact of any development proposal on the setting of these monuments, in line with National policy relating to the treatment of scheduled sites in the planning process. In terms of the potential direct archaeological issues associated with this plot, comparison with available historical maps indicates that this area was largely undeveloped in the mid 19th century. By the time of the 3rd edition OS map, however, the majority of the plot was occupied by elements of the Broxburn Oil Works. These have subsequently been removed, and the various structures of the current industrial estate erected. As the majority of the plot has been affected by at least two phases of fairly intensive development, the potential for buried deposits relating to earlier phases of activity to survive appears low.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WLC Contaminated Land

14-Jun-11 Contamination likely to be present on this site from the former Candleworks Site and Industrial Estate. A Contaminated Land Site Investigation will be required to be submitted and agreed before any development can proceed on this site.

SNH

18-Mar-13 No issues identified.

WLC Environmental Health

19-Jun-12 The traffic associated with additional new housing may exacerbate vehicle pollution levels in the nearby Broxburn Air Quality Management Area (AQMA).

WLC Economic Property Development

15-Jun-12 No comment - this is a mixed use largely residential development that is a CDA site that should be rolled forward into the

SEPA - Water Environment

15-Feb-12 There could be co-location issues with SEPA regulated sites due to close proximity to waste transfer station.

WLC Transportation

27-Nov-13 Access off new link road for the Core Development Area and linked to the approved planning brief for Candleworks, See also Transport Background Paper to the Main Issues Report (MIR) for details

WLC NETS and Land Services

23-Apr-13 CDA requirements in WLLP:
- woodland planting to implement the Forest Habitat Network objective;
- management of existing trees and woodlands;
- open space provision and indoor and outdoor sports facilities in accordance with approved strategies of the council;

CDA requirements specific to Armadale:

- Contribution to improvements at Stewartfield Park; and
- Woodland planting to north of mixed use sites at Pyothall Road, Greendykes Road West and Greendykes Road East as extension of Broxburn Community woodland.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for mixed uses as part of a Core Development Area and therefore there are no specific issues that Scottish Enterprise wish to comment on.

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 1 of the M9.

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.

1276 Greendykes Road West (GW)(Balance Site to

Broxburn CDA

LP Ref / UCS Ref	GW	/	Audit	GW		
EOI no				Consult Position	Preferred	
Category	Auditable-Local Plan			Consult Update	25-Nov-13	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Greenfield		Conclusion Date	25-Nov-13	

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, is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian.

The site is also 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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

SNH

18-Mar-13 The site is located on an east/west ridge which runs north of the Strathbrock valley from Bathgate Hills behind Uphall and down to Broxburn to the Greendykes/Albyn bing. This gives the site high visibility from some areas to the south and a higher quality design of development here is required.

WLC Flood Risk Assessment

30-Jan-14 We require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows through the site. SEPA Flood Risk Map Update 2013 - This site includes a few low areas where surface water can accumulate. It is thought that these could potentially be engineered to avoid surface water accumulating. There is also a history of surface water running off this site and inundating Greendykes Road. Drains leave the south-east corner of the site and pass beneath Greendykes Road connecting with a pipe which discharges to the canal. The usual attenuation and treatment of

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows through the site. There are no water resilient measures required.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 No comment - this is a mixed use largely residential development that is a CDA site that should be rolled forward into the

WLC Contaminated Land

14-Jun-11 This site is largely greenfield, although there is evidence to suggest that old shafts and quarries may be present in places on the site. A Contaminated Land Site Investigation is likely to be required to be submitted and agreed before development can proceed on this site.

Scottish Water

12-Mar-13 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water and sewer 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.

WOSAS

31-May-12

This plot is located in reasonably close proximity to the scheduled Greendykes Shale Bing. Although not directly adjacent to the bing, it may be necessary to consider the impact of any development proposal on the setting of this monument, in line with National policy relating to the treatment of scheduled sites in the planning process. In terms of the potential direct archaeological issues associated with this plot, comparison with available historical maps indicates that this area was largely undeveloped in the mid 19th century, though an unroofed and ruinous building was depicted on the 1st edition at the northern boundary. By the 2nd edition, there was some evidence for small-scale industrial activity, as an old shaft was shown towards the centre of the plot. On the 3rd edition, there is further evidence for mining, in the form of a mineral railway that enters the plot from the south and runs to a small tip. Modern maps show further evidence, in the form of a series of small quarries present in the middle of the plot. However, the majority of the area does not appear to have been affected by large-scale

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

SEPA - Water Environment

15-Feb-12

There is the requirement for a buffer strip of a minimum of 6m width required to any watercourse. Any co-location issues with SEPA regulated sites and there is close proximity to waste transfer station

WLC Waste Management

12-Jul-12

WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Environmental Health

19-Jun-12

The traffic associated with additional new housing may exacerbate vehicle pollution levels in the nearby Broxburn Air Quality Management Area (AQMA).

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 1 of the M9.

WLC Transportation

27-Nov-13

New access off Greendykes Road and linked to Core Development Area master plan. See also Transport Background Paper to the Main Issues Report (MIR) for details

Historic Scotland

31-May-12

Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for mixed uses as part of a Core Development Area and therefore there are no specific issues that Scottish Enterprise wish to comment on.

WLC NETS and Land Services

23-Apr-13 CDA requirements in WLLP:
- woodland planting to implement the Forest Habitat Network objective;
- management of existing trees and woodlands;
- open space provision and indoor and outdoor sports facilities in accordance with approved strategies of the council;

CDA requirements specific to Armadale:
- Contribution to improvements at Stewartfield Park; and
- Woodland planting to north of mixed use sites at Pyothall Road, Greendykes Road West and Greendykes Road East as extension of Broxburn Community woodland.

1278 West Wood (WW) CDA

Broxburn CDA

LP Ref / UCS Ref	WW	/	Audit	WW		
EOI no				Consult Position	Preferred	
Category	Auditable			Consult Update	25-Nov-13	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Greenfield		Conclusion Date	25-Nov-13	

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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

SEPA - Water Environment

15-Feb-12 A buffer strip is required of 12m to the Union Canal which lies at the northern boundary of the site. There are no restoration opportunities.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 No comments - the site is for mixed use development, predominantly housing.

SEPA - Flooding

15-Feb-12 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 along this reach of the small watercourses. Water resilient measures are not required on this site.

Scottish Water

12-Mar-13 In terms of water supply the site is served by the BALMORE water treatment works (WTW) where there is sufficient capacity. Water and sewer 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.

WOSAS

31-May-12

This CDA is located immediately adjacent to the Union Canal, which is legally-protected as a scheduled monument. Although the canal itself does not appear to lie within the CDA, and so is unlikely to be directly affected by the proposed development of the plot, it may be necessary to consider the impact of any development proposal on the setting of this monument, in line with National policy relating to the treatment of scheduled sites in the planning process. A large number of sites have been recorded from within the CDA, many of them having been identified during the course of a desk-based assessment and historic environment impact assessment conducted by Addyman Archaeology in relation to a previous proposal for the development of the plot. This identified that the CDA forms part of an 18th century designed landscape, laid out by William Adam. The assessment identified surviving elements of the designed landscape, such as the Belvedere and West Wood Plantation, as well as associated shelter belts, and concluded that the potential for the plot to contain further archaeological evidence relating to the designed landscape below ground level was reasonably high. The potential to recover evidence for medieval farming activity is similarly high as the site is situated closely to or possibly even within the ground of two medieval estates, Newliston and Niddry.

SNH

18-Mar-13

The key concern is that the Union Canal should be well integrated into access provision. Furthermore, West Wood and Belvedere Plantation are important natural features which should be retained and incorporated into any development as part of multi-functional green network/open space. A consultation response from SNH on the masterplan associated with planning application 0311/FUL/12 indicates what particular measures should be considered.

WLC Flood Risk Assessment

30-Jan-14

We 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 along this reach of the small watercourse. SEPA Flood Risk Map 2013 Update - This site includes a few low areas where surface water can accumulate. It is thought that these could potentially be engineered to avoid surface water accumulating. The usual attenuation and treatment of runoff criteria would apply.

WLC Environmental Health

19-Jun-12

The site bounds the north and east of East Mains Industrial Estate and may be affected by noise issues. The traffic associated with additional new housing may exacerbate vehicle pollution levels in the nearby Broxburn Air Quality

Coal Authority

26-Feb-13

The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Contaminated Land

14-Jun-11

A Contaminated Land Site Investigation has been carried out as part of the planning application submitted for this site.

HSE (Health and Safety Executive)

12-Mar-14

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.

Historic Scotland

31-May-12

Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12

No specific issues or concerns as this site is allocated as a mixed use Core Development Area sites in the adopted West Lothian Local Plan 2009.

WLC Transportation

27-Nov-13 Site linked to Core Development Area Master Plan and access of A89 through EM employment allocation. See also Transport Background Paper to the Main Issues Report (MIR) for details

WLC NETS and Land Services

23-Apr-13 CDA requirements in WLLP:
- woodland planting to implement the Forest Habitat Network objective;
- management of existing trees and woodlands;
- open space provision and indoor and outdoor sports facilities in accordance with approved strategies of the council;

CDA requirements specific to Armadale:
- Contribution to improvements at Stewartfield Park; and
- Woodland planting to north of mixed use sites at Pyothall Road, Greendykes Road West and Greendykes Road East as extension of Broxburn Community woodland.

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 1 of the M9.

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.

LP Ref / UCS Ref	AD/COU37	/	Audit	AD		
EOI no					Consult Position	Preferred
Category	Auditable				Consult Update	25-Nov-13
Planning Officer				Prime Quality Agricultural Land	Yes	Class Description
Conclusions		Brown/Gree	Greenfield		Conclusion Date	25-Nov-13
The site has planning approval.						
East Calder Primary/West Calder High, St Pauls/St Margarets Academy						
List of Consultations and Dates	Current Status			Proposed Use		

SNH

18-Mar-13 No comments made.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

East Calder, Mid Calder, Kirknewton, Wilkieston, Murieston, Bellsquarry and some outlying farms and properties - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

Coal Authority

26-Mar-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

31-Jan-13 We require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows through the site. Consideration should be given to any culverts along this reach of the small watercourse. As no clear outline has been provided these comments should be treated as general. Any other flood risk concerns should be addressed in the FRA.

WLC Economic Property Development

07-Feb-13 No comment - mixed use lead largely residential development site.

Transport Scotland

03-Apr-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 Transportation

27-Nov-13 Development should take place in accordance with the extant planning permission. See Transportation Background Paper to the Main issues Report (MIR) for details.

WOSAS

05-Feb-13 See response to application 0524/P/09 which confirms that the development will not have any affect on the setting of any nationally important sites but a programme of archaeological works would be required for the site

WLC NETS and Land Services

16-Jul-13 The outline planning permission ref 0524/P/09 contains open space, play areas and local neighbourhood park, detailed requirements for which are set out in conditions 9, 10 and 11 and in the legal agreement. The provision proposed is

Scottish Water

30-Apr-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Water Environment

15-Feb-12 No significant issues.

WLC Environmental Health

08-May-13 No potentially noisy commercial uses should be located near residential properties.

SEPA - Flooding

15-Feb-12 Support the SUDS strategy for this site as submitted with planning application 0524/P/09 and accept that there is no flood risk.

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.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. quarrying and unknown filled ground recorded. Potentially contaminative industries, e.g. railway lines and quarries have operated within the vicinity of the site.

2116 Calderwood CDA

Calderwood CDA

LP Ref / UCS Ref	AD/COU37	/	Audit	AD	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Partial	Conclusion Date		25-Nov-13
The site has planning approval.					
East Calder Primary/West Calder High, St Pauls/St Margarets Academy					
List of Consultations and Dates	Current Status		Proposed Use		

WLC Economic Property Development

07-Feb-13 No comment - mixed use largely residential development site.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

NHS - Lothian

19-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.

East Calder, Mid Calder, Kirknewton, Wilkieston, Murieston, Bellsquarry and some outlying farms and properties - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SNH

18-Mar-13 Issues that remain relevant to this site have been raised in SNHs response to the Development Framework, dated 03 September 2010. The framework was submitted in support of planning application refs 0524/P/09 & 0749/FUL/10.

WLC Flood Risk Assessment

31-Jan-13 We require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows through the site. Consideration should be given to any culverts along this reach of the small watercourse. As no clear outline has been provided these comments should be treated as general. Any other flood risk concerns should be addressed in the FRA.

Coal Authority

26-Mar-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Water Environment

15-Feb-12 No significant issues.

SEPA - Flooding

15-Feb-12 Support the SUDS strategy for this site as submitted with planning application 0524/P/09 and accept that there is no flood risk.

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.

WOSAS

05-Feb-13 See response to application 0524/P/09.

WLC NETS and Land Services

16-Jul-13 The outline planning permission ref 0524/P/09 contains open space, play areas and local neighbourhood park, detailed requirements for which are set out in conditions 9, 10 and 11 and in the legal agreement. The provision proposed is

WLC Environmental Health

08-May-13 No potentially noisy commercial uses should be located near residential properties.

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details

Transport Scotland

03-Apr-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. quarrying and unknown filled ground recorded. Potentially contaminative industries, e.g. railway lines and quarries have operated within the vicinity of the site.

1288 Raw Holdings West CDA (Balance to 500)

Calderwood CDA

LP Ref / UCS Ref	RW	/	Audit	RW	
EOI no				Consult Position	Preferred
Category	Auditable-Local Plan			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	25-Nov-13

2

The site is allocated for development in the West Lothian Local Plan and contributes towards to established housing land supply for West Lothian. The site owners/developers have confirmed intention to bring the site forward within the LDP plan period.

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, is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian.

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

List of Consultations and Dates **Current Status** **Proposed Use**

NHS - Lothian

19-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.

East Calder, Mid Calder, Kirknewton, Wilkieston, Murieston, Bellsquarry and some outlying farms and properties - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

SNH

18-Mar-13 No comments made.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.

WLC Contaminated Land

14-Jun-11 There are former mine workings, limestone quarries, railway lines, brick works, kilns present across this site. Both Phase I and II Contaminated Land Site Investigations will be required to be submitted and agreed before development can proceed

WLC Flood Risk Assessment

31-Jan-13 We 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 along this reach of the small watercourse. As no clear outline has been provided these comments should be treated as general. Any other flood risk concerns should be addressed in the FRA.

WLC Economic Property Development

15-Jun-12 No comments - the site is for mixed use development, predominantly housing.

WOSAS

31-May-12 One site has been recorded from within the boundaries of this plot, this being Raw Farm itself, the main house of which is a category C(S) listed building. Comparison with the 1st edition OS map of the mid 19th century shows the presence of a threshing machine at the farm during this period, and also that a number of old quarries were present in the area surrounding it. The 1:2500 1st edition map also showed the presence of buildings associated with the Raw Camps mine in the area to the NE of the farm, with an associated mineral railway running out of the plot to the east, while the Camps Branch of the North British Railway line ran across the centre of the site. A large area of dumping was also shown in the area to the west of the farm, and in the area to the north of what is now Raw Holdings. These features were also shown on the 2nd edition, but do not appear on modern OS maps. While there are areas of the site that have therefore been affected by substantial industrial activity during the 19th and 20th centuries of a type and level that is likely to have removed any material relating to earlier phases of occupation, the majority of the CDA appears to be relatively undisturbed Greenfield. These sections of the plot would retain the potential to produce buried deposits relating to earlier occupation. We have provided comments in relation to a number of previous applications for the development of part or all of this plot, and have advised of the need for evaluation trenching to assess this potential for survival.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a mixed use Core Development Area sites in the adopted West Lothian Local Plan 2009.

WLC Environmental Health

08-May-13 No potentially noisy commercial uses should be located near residential properties.

WLC NETS and Land Services

23-Apr-13 CDA requirements in WLLP:
- woodland planting to implement the Forest Habitat Network objective;
- management of existing trees and woodlands;
- open space provision and indoor and outdoor sports facilities in accordance with approved strategies of the council;

CDA requirements specific to East Calder:
- native woodland planting adjacent to A71 and to improve screening of Camps Industrial Estate;
- contribution towards improvements at Almondell and Calderwood Country Park;
- extension of Mansefield Park.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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 Transportation

27-Nov-13 Various access options to be agreed by the master plan and planning permission. See also Transport Background Paper to the Main Issues Report (MIR) for details

SEPA - Flooding

15-Feb-12 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 along this reach of the small watercourse. As no clear outline has been provided these comments should be treated as general. Any other flood risk concerns should be addressed in the FRA. Record of flooding in Fauldhouse in 2007 and 2008 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of

SEPA - Water Environment

15-Feb-12 There is requirement for a 6m buffer strip to watercourses within the site but there are no restoration opportunities.

2237 Raw Holdings West CDA (Phase 1)

Calderwood CDA

LP Ref / UCS Ref	RW -	/	Audit	RW		
EOI no				Consult Position	Preferred	
Category	Auditable			Consult Update	25-Nov-13	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	2
Conclusions	Brown/Gree	Greenfield	Conclusion Date		25-Nov-13	
The site has planning approval.						
East Calder Primary/West Calder High, St Pauls/St Margarets Academy						
List of Consultations and Dates	Current Status		Proposed Use			

SEPA - Water Environment

14-Jun-12 There is requirement for a 6m buffer strip to watercourses within the site but there are no restoration opportunities.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Flooding

15-Feb-12 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 along this reach of the small watercourse. As no clear outline has been provided these comments should be treated as general. Any other flood risk concerns should be addressed in the FRA. There are no water resilient measures required for this site.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Environmental Health

19-Jun-12 No potentially noisy commercial uses should be located near residential properties.

NHS - Lothian

19-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.

East Calder, Mid Calder, Kirknewton, Wilkieston, Murieston, Bellsquarry and some outlying farms and properties - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

WLC Economic Property Development

15-Jun-12 No comments - the site is for mixed use development, predominantly housing.

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

31-Jan-13 We 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 along this reach of the small watercourse. As no clear outline has been provided these comments should be treated as general. Any other flood risk concerns should be addressed in the FRA.

WLC Contaminated Land

14-Jun-11 There are former mine workings, limestone quarries, railway lines, brick works, kilns present across this site. Both Phase I and II Contaminated Land Site Investigations will be required to be submitted and agreed before development can proceed

WLC Transportation

27-Nov-13 Access as per extant planning permission. See also Transport Background Paper to the Main Issues Report (MIR) for details

WLC NETS and Land Services

16-Jul-13 CDA requirements in WLLP:
- woodland planting to implement the Forest Habitat Network objective;
- management of existing trees and woodlands;
- open space provision and indoor and outdoor sports facilities in accordance with approved strategies of the council;

CDA requirements specific to East Calder:
- native woodland planting adjacent to A71 and to improve screening of Camps Industrial Estate;
- contribution towards improvements at Almondell and Calderwood Country Park;
- extension of Mansefield Park.

WOSAS

31-May-12 One site has been recorded from within the boundaries of this plot, this being Raw Farm itself, the main house of which is a category C(S) listed building. Comparison with the 1st edition OS map of the mid 19th century shows the presence of a threshing machine at the farm during this period, and also that a number of old quarries were present in the area surrounding it. The 1:2500 1st edition map also showed the presence of buildings associated with the Raw Camps mine in the area to the NE of the farm, with an associated mineral railway running out of the plot to the east, while the Camps Branch of the North British Railway line ran across the centre of the site. A large area of dumping was also shown in the area to the west of the farm, and in the area to the north of what is now Raw Holdings. These features were also shown on the 2nd edition, but do not appear on modern OS maps. While there are areas of the site that have therefore been affected by substantial industrial activity during the 19th and 20th centuries of a type and level that is likely to have removed any material relating to earlier phases of occupation, the majority of the CDA appears to be relatively undisturbed Greenfield. These sections of the plot would retain the potential to produce buried deposits relating to earlier occupation. We have provided comments in relation to a number of previous applications for the development of part or all of this plot, and have advised of the need for evaluation trenching to assess this potential for survival.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

261 Bangour South East Field count as part of

Dechmont

LP Ref / UCS Ref	HBn1	/	Audit	5/5(a)	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Partial		Conclusion Date	25-Nov-13

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.

Dechmont Infant Primary/Broxburn Academy, St Nicholas/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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SEPA - Water Environment

15-Feb-12 There is the requirement for a 6m buffer strip between any development and the Dechmont Burn to south, Brox Burn to north. There are no restoration opportunities.

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a flood risk assessment is required. We support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the Brox Burn and tributaries as well as any small watercourses on site. Consideration should be given to any culverts along this reach. Site may be constrained due to flood risk. Same comments as HBn1(exp) and HBn1. There is a record of flooding in 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere. Part of this site allocation potentially at medium to high risk of fluvial flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map) from the Brox Burn (that runs to the east and north of the site) and the small watercourse (Dechmont Burn within the site) that runs through the south of

SNH

18-Mar-13 This site has good existing green infrastructure and an informal path network which could be retained as basis of these features for development. Badgers are recorded within the site and should be considered at an early stage of design and application process. Previous involvement at this site has highlighted the presence of Japanese knotweed, which again

WLC Environmental Health

19-Jun-12 There is a possibility of traffic noise issues where this site bounds the A89 to south.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WLC Contaminated Land

14-Jun-11 A Contaminated Land Site Investigation will be required to be submitted for this site given its previous use.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WOSAS

31-May-12

There are two potential issues associated with the redevelopment of this large plot. Perhaps the most obvious relates to the various buildings of Bangour Village Hospital itself, the majority of which are category A-listed. Any proposal for demolition or change of use would therefore require that Historic Scotland be consulted in advance. In addition to this, a number of other sites have been recorded from the area, including: Site of Bangour House. Already demolished by the date of the first edition map in 1856 where it is not depicted other than as a "site of", but depicted on Roy's map (1745-60) and Adair's map (1660-1718). The earliest date of Bangour House is not known. It is clear from Roy's map that it had policy or pleasure grounds around it, and traces of these may also survive at a sub-surface level. A sub-rectangular cropmark identified from aerial photographs in 1947. The feature is not visible on any subsequent aerial photographs. Nature and date unknown. In addition to these, the grounds of the hospital include large areas that do not appear to have been affected by ground disturbance associated with modern development, meaning that much of the site retains the potential to produce buried deposits associated with earlier phases of occupation.

WLC Flood Risk Assessment

30-Jan-14

A Flood Risk Assessment is required for this site. SEPA Flood Risk Map 2013 Update - This site includes a few low areas where surface water can accumulate. It is thought that these could potentially be engineered to avoid surface water accumulating. There is also considerable risk identified from fluvial out of bank flows in the watercourse. A Flood Risk Assessment will be required to demonstrate the extent of any risk and to determine the extent to which development can be successfully integrated with the risk that has been identified. The usual attenuation and treatment of runoff criteria would

Coal Authority

26-Feb-13

The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12

WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 3 of the M8 and potential in-combination effects with employment land allocations and other housing land proposals.

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

23-Apr-13 Play provision to comply with NPFA 6 acre standard (latest version) as a minimum NEAP and several LEAP's required.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Transportation

27-Nov-13 Principle access to the site is from the existing access from the A89 at the southern end of the site. May be opportunities to link into existing local roads network in Dechmont at Goodall Place and Burnside. See also Transport Background Paper to the Main Issues Report (MIR) for details.

276 Bangour Village Hospital (Expansion)

Dechmont

LP Ref / UCS Ref	HBn1(Exp)	/	Audit	5/5(b)	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	25-Nov-13

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.

Dechmont Infant Primary/Broxburn Academy, St Nicholas/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Environmental Health

19-Jun-12 There is a possibility of traffic noise issues where this site bounds the A89 to south.

SEPA - Water Environment

15-Feb-12 There is the requirement for a 6m buffer strip between any development and the Dechmont Burn to south, Brox Burn to north. There are no restoration opportunities.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a flood risk assessment is required. We support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the Brox Burn and tributaries as well as any small watercourses on site. Consideration should be given to any culverts along this reach. Site may be constrained due to flood risk. Same comments as HBn1(exp) and HBn1. There is a record of flooding in 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere. Part of this site allocation potentially at medium to high risk of fluvial flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map) from the Brox Burn (that runs to the east and north of the site) and the small watercourse (Dechmont Burn within the site) that runs through the south of

WLC Contaminated Land

14-Jun-11 A Contaminated Land Site Investigation will be required to be submitted for this site given its previous use.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment is required for this site. SEPA Flood Risk Map 2013 Update - This site includes a few low areas where surface water can accumulate. It is thought that these could potentially be engineered to avoid surface water accumulating. There is also considerable risk identified from fluvial out of bank flows in the watercourse. A Flood Risk Assessment will be required to demonstrate the extent of any risk and to determine the extent to which development can be successfully integrated with the risk that has been identified. The usual attenuation and treatment of runoff criteria would

WOSAS

31-May-12

There are two potential issues associated with the redevelopment of this large plot. Perhaps the most obvious relates to the various buildings of Bangour Village Hospital itself, the majority of which are category A-listed. Any proposal for demolition or change of use would therefore require that Historic Scotland be consulted in advance. In addition to this, a number of other sites have been recorded from the area, including: Site of Bangour House. Already demolished by the date of the first edition map in 1856 where it is not depicted other than as a site of, but depicted on Roy's map (1745-60) and Adair's map (1660-1718). The earliest date of Bangour House is not known. It is clear from Roy's map that it had policy or pleasure grounds around it, and traces of these may also survive at a sub-surface level. A sub-rectangular cropmark identified from aerial photographs in 1947. The feature is not visible on any subsequent aerial photographs. Nature and date unknown. In addition to these, the grounds of the hospital include large areas that do not appear to have been affected by ground disturbance associated with modern development, meaning that much of the site retains the potential to produce buried deposits associated with earlier phases of occupation.

SNH

18-Mar-13

This site has good existing green infrastructure and an informal path network which could be retained as basis of these features for development. Protected species are recorded within the site and should be considered at an early stage of design and application process. Previous involvement at this site has highlighted the presence of Japanese knotweed, which again should be considered at early stage.

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WLC Economic Property Development

15-Jun-12

No Comments - Housing Site.

WLC Waste Management

12-Jul-12

WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Transportation

27-Nov-13 Access from site from A89. See also Transport Background Paper to the Main Issues Report (MIR) for details

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 3 of the M8 and potential in-combination effects with employment land allocations and other housing land proposals.

WLC NETS and Land Services

23-Apr-13 Play provision to comply with NPFA 6 acre standard (latest version) as a minimum Neighbourhood Equipped Area of Play and several Local Equipped Areas of Play (LEAP) required.

515 Houston (3)

Dechmont

LP Ref / UCS Ref	HDm1	/	Audit	5/2	
EOI no				Consult Position	Completed
Category	Auditable-Constrained			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	25-Nov-13

The site has planning approval.

Dechmont Infant Primary/Broxburn Academy, St Nicholas/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Contaminated Land

14-Jun-11 No known issues.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

Scottish Water

12-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity.

WLC Flood Risk Assessment

30-Jan-14 This site is largely completed, with only one or two plots left, so no comments to make. SEPA 2013 Flood Risk Map Update - This site includes a few low areas where surface water can accumulate. It is thought that these could potentially be engineered to avoid surface water accumulating. The usual attenuation and treatment of runoff criteria would apply.

WOSAS

31-May-12 This plot appears to be almost entirely occupied by recently constructed buildings fronting onto Badger Wood. As the majority of this plot will have been disturbed during construction of these houses, development of this plot is unlikely to raise a significant archaeological issue.

SNH

18-Mar-13 No issues identified.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Water Environment

15-Feb-12 There is the requirement for a 6m wide buffer strip between the site and the watercourse at the southern end of the site and there are no restoration opportunities.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

SEPA - Flooding

15-Feb-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 culverts along this reach of the small watercourse. There is no requirement for any water resilient measures required for this site. It is noted that the site is however largely completed. Record of flooding in 2001 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC NETS and Land Services

23-Apr-13 No comments.

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.

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

27-Nov-13 Access as per extant planning permission. See also Transport Background Paper to the Main Issues Report (MIR) for details

LP Ref / UCS Ref	/ ECA 1	Audit	Consult Position	Dismissed
EOI no				
Category	Enquiries Possible		Consult Update	
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree Brownfield		Conclusion Date	
List of Consultations and Dates	Current Status	Proposed Use		

WLC Waste Management

12-Dec-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

NHS - Lothian

19-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.

East Calder, Mid Calder, Kirknewton, Wilkieston, Murieston, Bellsquarry and some outlying farms and properties - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WOSAS

20-Feb-13 This potential development plot is located on the fringe of the historic settlement area associated with East Calder. This has been defined on the basis of the section of Main Street running NE from the remains of St Cuthbert's Church, which is on record from 1641, when East Calder was disjoined from Mid and West Calder parishes. Although the historic settlement area runs NE from the church, however, Roy's Military Survey of Scotland suggests that the whole area may not have been occupied during the mid 18th century, though it is difficult to be certain, as the edge of one of the map-leaves runs through the village. The site was certainly developed by the mid 19th century, however, with the 1st edition showing structures on the street frontage and a large school building occupying the central area of the plot. This structure still appears on modern OS maps, though current aerial photographs suggest that it may have been demolished, as the site now appears to be covered by an informal red blaes car-park. There may be some potential for material associated with earlier phases of development to survive below ground level, though it is acknowledged that this is likely to have been compromised by the demolition and landscaping work that has taken place recently. It is likely that we may ask for a limited programme of archaeological work in relation to the development of this site.

WLC Economic Property Development

07-Feb-13 This site is likely to be required for the new Partnership centre.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH
18-Mar-13 No issues identified.

SEPA - Flooding

27-Feb-13 There is a culverted watercourse near/beneath the site. The applicant should be minded that 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" The National Pluvial Map indicates that the area is potentially vulnerable to pluvial flooding and hence consideration should be given to a detailed drainage impact assessment. There is also requirement for a Flood Risk Assessment for this site. Water resilient measures are also recommended.

WLC Environmental Health

08-May-13 No issues identified.

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.

WLC Flood Risk Assessment

10-Jul-13 Flood Risk Assessment is required. There is a history of flooding locally from palyiong fields to housing to the east of the site. (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

WLC NETS and Land Services

03-Apr-13 Planning gain opportunity to enhance & enrich local open space.

Transport Scotland

03-Apr-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.

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details

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. railway lines, lime kilns and saw mills have operated within the vicinity of the site.

SEPA - Water Environment

27-Feb-13 There is no requirement for a buffer strip and there are no restoration opportunities for this site. Scottish Water will advise on Sewage Treatment Work Capacity.

2337 Camps East Employment Core Development Area

East Calder

LP Ref / UCS Ref	CE	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment Core Development Area			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	25-Nov-13

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, is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian.

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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

East Calder, Mid Calder, Kirknewton, Wilkieston, Murieston, Bellsquarry and some outlying farms and properties - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

WLC Environmental Health

19-Jun-12 The location of this site presents a potential source of noise nuisance for nearby residents (but will ultimately depend on the

WLC Economic Property Development

07-Feb-13 This site needs to be sub-divided from the original allocation to allow for further development. Still support however for the longer term allocation of the extension of the existing estate provided that only class 4 uses only are permitted close to

WLC Contaminated Land

16-Jun-11 No known issues. The site is adjacent to the existing Camps Industrial Estate so a Phase I Contaminated Land report is likely to be required.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Scottish Water

12-Mar-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 CAMPS waste water treatment works (WWTW) where

WLC Flood Risk Assessment

30-Jan-14 Possible requirement for Flood Risk Assessment and Drainage Impact Assessment. We require a FRA which assesses the flood risk from the Gogar Burn which flows along the southern boundary. Majority of site is likely developable. SEPA Flood Risk Map 2013 Update - Considerable areas of this site are at risk of flooding from both fluvial flooding and pluvial flooding and have a history of doing so. Development may well not be feasible. As a minimum, a Flood Risk Assessment would be required to determine the extent of the site capable of being developed without compromise. The usual attenuation and

SEPA - Flooding

15-Feb-12 Information provided from the council states a possible requirement for Flood Risk Assessment and Drainage Assessment. SEPA require a Flood Risk Assessment which assesses the flood risk from the Gogar Burn which flows along the southern boundary. The majority of site is likely to be developable however.

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.

SEPA - Water Environment

15-Feb-12 Structural planting required around and within site, for buffer with residential properties and as site is on the settlement edge. A minimum 6m buffer would be required to the watercourse. The Gogar Burn to the south of the site follows the site boundary at its nearest point.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

WOSAS

31-May-12

No sites have been recorded from within the boundaries of this plot. Although comparison with available historical maps indicates that the area immediately to the north of the plot was disturbed by extensive quarrying during the 19th and 20th centuries, a process that is likely to have removed any buried material associated with earlier phases of occupation that may have been present, the plot itself does not appear to have been affected by large-scale industrial activity of this type. It appears as relatively undisturbed ground on the 1st and 2nd edition Ordnance Survey maps, with the exception of some field boundaries and rail lines, one running along its northern boundary, the other running roughly N-S through the plot to the east of Burnhouse Farm. This situation appears to have remained unchanged throughout the 20th century, as modern OS maps and aerial photographs suggest that the CDA has remained as relatively undisturbed Greenfield. This would suggest that it retains some potential to produce buried deposits associated with earlier phases of occupation, a potential that is enhanced

WLC Transportation

27-Nov-13

Access via approved masterplan via B7015 and B7031 possible new link road between these two roads through the site.
See also Transport Background Paper to the Main Issues Report (MIR) for details

Transport Scotland

03-Apr-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.

195 Langton Gardens

East Calder

LP Ref / UCS Ref	HEc3	/	Audit	6/12	
EOI no				Consult Position	Completed
Category	Auditable			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	25-Nov-13

The site has planning approval.

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

List of Consultations and Dates **Current Status** **Proposed Use**

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

31-Jan-13 A Flood Risk Assessment is required for this site. The culvert at the northwest corner of the site might potentially offer an outlet for the disposal of surface water from the developed site. The developer will need to determine whether any water leads into the ditch and deal with the findings accordingly. It is understood however that this site has been completed.

NHS - Lothian

19-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.

East Calder, Mid Calder, Kirknewton, Wilkieston, Murieston, Bellsquarry and some outlying farms and properties - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC NETS and Land Services

23-Apr-13 No comments.

SEPA - Water Environment

15-Feb-12 This site has been completed, no comments.

SEPA - Flooding

15-Feb-12 This site has been completed, no comments.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main issues Report (MIR) for details.

1070 Millbank Depot

East Calder

LP Ref / UCS Ref HEc4/COU29 / Audit 6/16
EOI no Consult Position Preferred
Category Auditable-Constrained Consult Update 25-Nov-13
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 25-Nov-13

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 site contributes towards the council's next phase of the council house build programme.

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

List of Consultations and Dates Current Status Proposed Use

WLC Environmental Health

19-Jun-12 The site lies adjacent to existing houses. The only issue is the proximity to the nearby sewage facility and the possibility of it being adversely affected by odours/insect.

NHS - Lothian

19-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.

East Calder, Mid Calder, Kirknewton, Wilkieston, Murieston, Bellsquarry and some outlying farms and properties - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment is required. River Almond to north of site, small watercourse runs through site. SEPA support this requirement for a FRA. SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows through the site. Consideration should be given to any culverts along this reach. We would 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 on this site. Record of flooding in 2004, 2007, and 2008 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere if developed and

WOSAS

31-May-12 No sites have been identified from within the boundaries of this plot, which was depicted as largely undeveloped on the 1st edition Ordnance Survey map of the mid 19th century. On this map, the western and northern margins of the site were shown as being under tree cover, a situation replicated on the 2nd and 3rd editions. Post-WWII OS maps indicate that much of the site was formerly occupied by a large industrial structure, and although current maps indicate that this has been removed, the majority of the site remains occupied by hard surfacing. Given the level of previous disturbance identifiable on the site, the development of this plot is unlikely to raise a significant archaeological issue.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment is required for this site. SEPA Flood Risk Map Update 2013 - This site is deemed to be at risk from out of bank flows in the watercourse. A Flood Risk Assessment will be required to demonstrate the extent of any risk and to determine the extent to which development can be successfully integrated with the risk that has been identified. The usual attenuation and treatment of runoff criteria would apply.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Water Environment

15-Feb-12 River Almond to north of site and a small watercourse runs north-south through site. It should be noted that close proximity to sewage works could create potential odour issues. There are no restoration opportunities.

WLC Contaminated Land

14-Jun-11 This is the site of a former depot. A Contaminated Land Site Investigation will be required to be submitted and agreed before development can proceed on this site. If there is any indication of contamination a remediation statement must also be provided by the developer and the required works carried out as part of the development of the site.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.

SNH

18-Mar-13 There is no objection in principle to this site being carried forward to the new LDP as it has previously been developed. It is however important that the location of the site relative to the AGLV boundary and its proximity to the largely undeveloped corridor of the River Almond are taken account of and should be used to justify and secure a higher quality of design than

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

03-Apr-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 Transportation

Access as per planning permission. See also Transport Background Paper to the Main Issues Report (MIR) for details

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements to nearby facilities at Queens Terrace.

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

1881 Camps Cottages

East Calder

LP Ref / UCS Ref	HEc5	/	Audit	6/15	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	25-Nov-13

The site has planning approval.

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

List of Consultations and Dates **Current Status** **Proposed Use**

NHS - Lothian

19-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.

East Calder, Mid Calder, Kirknewton, Wilkieston, Murieston, Bellsquarry and some outlying farms and properties - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

WLC Flood Risk Assessment

31-Jan-13 Both a Drainage Impact Assessment Required and Flood Risk Assessment required for this site. It is noted that part of the site has been built out.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC NETS and Land Services

22-Jan-14 No comments.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. quarrying and unknown fill ground recorded. Potentially contaminative industries, e.g. railway lines and quarries have operated within the vicinity of the site.

SEPA - Flooding

15-Feb-12 SEPA would support the council requirement for a Flood Risk Assessment and Drainage Assessment for this site. It is noted that part of the site has been developed already.

WOSAS

08-May-13 No comments

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main issues Report (MIR) for details.

British Airports Authority (BAA)

22-Jan-14 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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

177 Broompark Farm

East Calder

LP Ref / UCS Ref	HEc6	/	Audit	6/17		
EOI no					Consult Position	Preferred
Category	Auditable-Constrained				Consult Update	25-Nov-13
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	2
Conclusions	Brown/Gree	Brownfield		Conclusion Date		25-Nov-13

The site has planning approval.

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

List of Consultations and Dates **Current Status** **Proposed Use**

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

31-Jan-13 Both a Drainage Impact Assessment and Flood Risk Assessment are required for this site.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

East Calder, Mid Calder, Kirknewton, Wilkieston, Murieston, Bellsquarry and some outlying farms and properties - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

SNH

18-Mar-13 No comments made.

WOSAS

24-Feb-14

On WLLP Map 5, HEc6 is shown on the western edge of the map of potential development sites in East Calder, Kirknewton and Wilkieston – indeed, it appears to extend beyond the boundary of the area shown on this map, and as a result, I am uncertain of its full extent. We have, however, provided comments in response to an application for outline planning permission for a 2.33ha residential development at Broompark Farm (planning application 0173/P/05), and as a result, I would reiterate the comments made in relation to this. The Ordnance Survey Object Name Book of 1853 records that a considerable number of human bones were found when making improvements on the western side of Broompark Farmhouse during the first half of the 19th century. An entry in the Gentleman's Magazine from 1844 recorded 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. There would appear to be a clear potential for additional significant archaeological material to be present, and as a result, it is probable that we would advise that a programme of archaeological work would be required in relation to any development proposed in this area.

Scottish Enterprise

13-Mar-12

No specific issues or concerns as this site is allocated as a housing site.

WLC Environmental Health

22-Jan-14

No comments.

SEPA - Flooding

15-Feb-12

SEPA would agree with the council on the requirement for a Flood Risk Assessment and Drainage Assessment for this site. The Linhouse Water is some 150m to the west of the site and the River Almond is some 200m north of the site.

SEPA - Water Environment

15-Feb-12

There is no requirement for any buffer strip and there are no restoration opportunities.

British Airports Authority (BAA)

22-Jan-14

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.

WLC NETS and Land Services

07-Aug-13

No comments, issues dealt with at time of planning application.

WLC Transportation

27-Nov-13

Access as per planning permission. See also Transportation Background Paper to the Main issues Report (MIR) for details.

322 Calderhall Terrace

East Calder

LP Ref / UCS Ref	HEc7	/	Audit	6/13	
EOI no				Consult Position	De-allocate
Category	Auditable-Constrained			Consult Update	09-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	09-Jul-14

There are education capacity constraints within the area which prevent development of this site. Access to the site is problematic. There are infrastructure issues affecting this site.

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

List of Consultations and Dates	Current Status	Proposed Use
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NHS - Lothian

19-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.

East Calder, Mid Calder, Kirknewton, Wilkieston, Murieston, Bellsquarry and some outlying farms and properties - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot, located to the west of Calderhall Terrace. It was depicted as undeveloped ground on the 1st, 2nd and 3rd edition OS maps, which would suggest that it may retain some potential to produce buried deposits associated with earlier phases of occupation, though this may depend on the amount of earth-moving that took place during construction of the adjacent housing. It appears likely that the area may have been affected to some extent during construction in the surrounding area, which could serve to reduce this potential.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.

SEPA - Water Environment

14-Jun-12 No comments, there is no requirement for any buffer strip and there are no restoration opportunities.

SNH

18-Mar-13 No issues identified.

SEPA - Flooding

14-Jun-12 Record of flooding in 2004, 2007, and 2008 adjacent to the site. Information provided from the council states that a Drainage Impact Assessment is required.No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. There is no requirement for any water resilient measures to be developed on this site.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Contaminated Land

14-Jun-11 No known issues.

WLC Flood Risk Assessment

30-Jan-14 A Drainage Impact Assessment is required for this site. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

WLC Transportation

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

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

03-Apr-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.

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.

Historic Scotland

31-May-12

Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

1814 North East (Whitrigg)

East Whitburn

LP Ref / UCS Ref	EEW2	/	Audit		
EOI no	PJ001			Consult Position	Preferred
Category	Employment and Business			Consult Update	15-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	15-Nov-13
The site has planning approval and construction has commenced.					
Whitdale Primary/Whitburn Academy, St Josephs (Whitburn)/St Kentigerns Academy					
List of Consultations and Dates	Current Status		Proposed Use		

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Contaminated Land

30-Jun-11 Site has planning consent. Site of former Whitrigg Fireclay Mine. Phase 1 Contaminated Land Report was submitted with the planning application but further works will be required.

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is sufficient capacity.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

East Whitburn - Existing facilities : Whitburn Health Centre and Ashgrove Group Practice, Blackburn

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.

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

WLC Flood Risk Assessment

31-Jan-13 Flood Risk Assessment required. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

WLC Environmental Health

16-Sep-12 No issues identified.

SEPA - Water Environment

15-Feb-12 There is a small watercourse that runs along the southern boundary of the site. There is the requirement for a 6m buffer strip between any development on the site and the watercourse and there would also be restoration opportunities.

WLC Economic Property Development

15-Jun-12 This site needs to be sub-divided from the original allocation to allow for further development. The site should remain within the employment area boundary.

WLC Transportation

27-Nov-13 The site has planning approval and construction has commenced. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

SEPA - Flooding

15-Feb-12 Information provided from the council states a flood risk assessment is required. SEPA would support this. SEPA previously commented on this proposal and did not object as happy with the proposal. Should the proposal change SEPA would require a Flood Risk Assessment.

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot, which was shown as undeveloped on the 1st edition Ordnance Survey map of the mid 19th century. By the time of the 3rd edition, a mineral railway was shown running along the southern boundary of EEW2. OS maps from the 1950s indicate that at this time, EEW2 was occupied by a complex of industrial structures associated with the Whitrigg Fireclay Mine. There would appear to be a low potential for material associated with earlier phases of activity to survive within EEW2, due to the extensive disturbance resulting from this

British Airports Authority (BAA)

12-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.

Transport Scotland

03-Apr-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.

It is suggested that 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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

LP Ref / UCS Ref	EEW3	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	15-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		15-Nov-13
The site has planning approval and construction has commenced.					
Whitdale Primary/Whitburn Academy, St Josephs (Linlithgow)/St Kentigerns Academy					
List of Consultations and Dates	Current Status		Proposed Use		

SEPA - Water Environment

14-Jun-12 There is a small watercourse that drains through the site and there would be the requirement for a minimum 6m buffer strip between any development and the watercourse and there would also be opportunities for restoration. There are also ponds out with the site to the northwest.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

East Whitburn - Existing facilities : Whitburn Health Centre and Ashgrove Group Practice, Blackburn

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.

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

WLC Environmental Health

16-Sep-12 No issues identified.

Coal Authority

12-Mar-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Contaminated Land

30-Jun-11 Sites have planning consent. Site investigation carried out as part of application. Suitable for use proposed.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. It is understood that consent has been granted on part of the site. If developed the allocation should either be reduced in size or removed.

WLC Flood Risk Assessment

31-Jan-13 Flood Risk Assessment required. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

Scottish Water

12-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is sufficient capacity.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot, which was shown as undeveloped on the 1st edition Ordnance Survey map of the mid 19th century. By the time of the 3rd edition, a mineral railway was shown running across EEW3. OS maps from the 1950s indicate that at this time, EEW3 was largely covered by buildings, dumps and tram-lines associated with Whitrigg Colliery. There would appear to be a low potential for material associated with earlier phases of activity to survive within EEW3, due to the extensive disturbance resulting from this industrial activity.

Transport Scotland

03-Apr-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.

It is suggested that 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 Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details

SEPA - Flooding

15-Feb-12 Information provided from the council states a flood risk assessment is required. SEPA support this. SEPA previously commented on this proposal and did not object as one man-made drain was to be infilled and the site was for haulage vehicles. Should the proposal change SEPA would require a Flood Risk Assessment. Potential development of the allocation could increase the probability of flooding elsewhere. There are also ponds outwith the site to the northwest.

British Airports Authority (BAA)

12-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.

1071 Redmill Park

East Whitburn

LP Ref / UCS Ref	HEW6 7603/1	/	Audit	25/13	
EOI no				Consult Position	Completed
Category	Enquiries Possible			Consult Update	
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	
List of Consultations and Dates	Whitdale Primary/Whitburn Academy, St Josephs (Whitburn)/St Kentigerns Academy				
	Current Status		Proposed Use		

Coal Authority

17-May-12 The coal authority requests that WLC identifies whether past coal mining activity has taken place using GIS data provided by the coal authority. 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 to developments. The coal authority emphasises that former mining activities and related hazards are not a strict constraint on development; The coal authority would therefore not wish to suggest that any potential sites should be excluded from allocation on the basis of former mining

WLC Environmental Health

19-Jun-12 Near industrial site - potential noise issues

SEPA - Water Environment

19-Jul-12 Water body name-Latch Burn/Is the area water feature within along site boundary-Yes/Buffer strip required and width-Yes - 6m/Opportunities for restoration-Latch Burn is straightened - sympathetic treatment recommended/Surface water drainage constraints-n/Information on capacity of receiving sewage works-Private system/-/-

SEPA - Flooding

14-Jun-12 Detailed Comments-

SEPA - Water Environment

14-Jun-12 no comment

455 Land at Cemetery Road

Fauldhouse

LP Ref / UCS Ref

/

Audit

EOI no

Consult Position

Dismissed

Category

Auditable

Consult Update

02-Jul-14

Planning Officer

Prime Quality Agricultural Land No

Class Description

Conclusions

Brown/Gree Greenfield

Conclusion Date

02-Jul-14

This site has been removed from the process as it has outline planning permission granted for less than 5 units, in this case three units.

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

List of Consultations and Dates

Current Status

Proposed Use

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

31-Jan-13 Possible removal from process as site may have been completed. No comments made relative to flood risk.

NHS - Lothian

19-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.

Fauldhouse & Longridge - Existing facility : Fauldhouse Partnership Centre

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Water Environment

15-Feb-12 No comments made, site is not allocated for development in the adopted West Lothian Local Plan 2009.

British Airports Authority (BAA)

12-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.

SEPA - Flooding

15-Feb-12 No comments made, site is not allocated for development in the adopted West Lothian Local Plan 2009.

LP Ref / UCS Ref

/ FAU 11

Audit

EOI no

Consult Position

Preferred

Category

Enquiries Possible

Consult Update

02-Jul-14

Planning Officer

Prime Quality Agricultural Land

No

Class Description

Conclusions

Brown/Gree Brownfield

Conclusion Date

02-Jul-14

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 existing residential areas and presents a logical next phase of residential development. The site would also benefit from being redeveloped as it is brownfield in nature.

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

List of Consultations and Dates

Current Status

Proposed Use

WLC Education

02-Nov-13 No issues, developer contributions for approved School SPG as required.

WOSAS

20-Feb-13 This small plot was shown as undeveloped and partially under tree cover on the 1st edition Ordnance Survey map. While a row of terraced houses were shown on this map in the area immediately to the north-east, these do not appear to have extended into the area proposed for development. These structures also appeared on the 2nd edition, on which the plot itself was again shown as unoccupied, albeit that it had by that time been cleared of trees. By the 3rd edition, virtually all of the plot was shown as being occupied by a sizeable structure, possibly industrial in nature, though this has subsequently been removed, as it appears as open ground on current OS maps and aerial photographs. Given the level of disturbance on the site during the 20th century, its redevelopment appears unlikely to raise a significant archaeological issue.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

Scottish Water

12-Mar-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 FAULDHOUSE waste water treatment works (WWTW) where there is limited capacity.

NHS - Lothian

19-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.

Fauldhouse & Longridge - Existing facility : Fauldhouse Partnership Centre

SEPA - Flooding

27-Mar-13 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the southern boundary. There are upstream/ downstream culverts which may exacerbate flood risk to the site. Development to the site may be constrained due to flood risk. Surface water issues/water ponding recorded nearby in 2001, 2004, 2005, 2007, 2008 and 2009. In July 2007 surface water runoff was reported to have flooded garden ground in Fallas Place and properties were flooded in Main Street. Development of this site could lead to a flood risk out with the site. There are no water

WLC Economic Property Development

07-Feb-13 This site is considered appropriate for the development of house plots.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Transportation

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

Transport Scotland

03-Apr-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 Flood Risk Assessment

10-Jul-13 The Main Street is susceptible to flooding, but no impediment to development and a Flood Risk Assessment is required for the site. A new culvert through the site may possibly be required. (The site has also been subject to assessment of 2013 SEPA fluvial and pluvial maps).

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. iron mines, railway lines and quarries have operated within the vicinity of the site.

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

British Airports Authority (BAA)

12-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.

WLC Environmental Health

08-May-13 There is a potential for odour/ventilation equipment noise from the nearby takeaway.

SNH

09-Jul-13 No comment.

WLC NETS and Land Services

03-Apr-13 Planning gain opportunity to enhance & enrich local open space.

SEPA - Water Environment

27-Feb-13 A 6m wide buffer would be required from any development to the watercourse adjacent to the site. There would also be restoration opportunities to this watercourse. The nearest other watercourse of any significance is the Breich Water that lies some 860m south of the site. Scottish Water will advise re Sewage Treatment Work capacity.

LP Ref / UCS Ref

/ FAU 4

Audit

EOI no

Consult Position

Preferred

Category

Enquiries Possible

Consult Update

02-Jul-14

Planning Officer

Prime Quality Agricultural Land No

Class Description

Conclusions

Brown/Gree Brownfield

Conclusion Date

02-Jul-14

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 existing residential areas and presents a logical next phase of residential development. The site is also an intrusive brownfield site that would benefit from being developed.

Falla Hill Primary/Whitburn Academy, St John Ogilvie/St Margarets Academy

List of Consultations and Dates

Current Status

Proposed Use

WLC Education

02-Nov-13 No issues, developer contributions required in accordance with approved SPG as appropriate.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No issues identified.

WOSAS

20-Feb-13 No sites have been recorded from within this plot, though the 1st edition OS map does indicate the presence of a well on the site during the mid 19th century. This appears likely to have been associated with a building shown to the west of the plot. The well itself is unlikely to be of major archaeological significance, although it is the type of feature that may survive (albeit infilled) below later developments. The plot remained undeveloped on the 2nd and 3rd edition maps, but is now shown as being occupied by a bowling green. The development of this site appears unlikely to raise major archaeological issues, though as noted above, it is possible that elements of the well shown on the 1st edition may survive.

NHS - Lothian

19-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.

Fauldhouse & Longridge - Existing facility : Fauldhouse Partnership Centre

WLC Economic Property Development

07-Feb-13 While not objecting to the principle of residential development, there are concerns regarding the suitability of the access and a feeling that there may well be local resistance to such a proposition.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

Scottish Water

12-Mar-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 FAULDHOUSE waste water treatment works (WWTW) where there is limited capacity.

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. iron mines, railway lines, quarries and gas works have operated within the vicinity of the site.

SEPA - Flooding

27-Feb-13 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the north-east boundary. There is a downstream culvert which may exacerbate flood risk to the site. Development to the site may be constrained due to flood risk. There are no water resilient measures recommended. There have been surface water issues/water ponding recorded nearby in 2001, 2004, 2005, 2007, 2008 and 2009. In July 2007 surface water runoff was reported to have flooded garden ground in Fallas Place and properties were flooded in Main Street. There is a small watercourse on the north eastern boundary. Development of this site could lead to a flood risk out with the site. There are no

SEPA - Water Environment

27-Feb-13 A 6m wide buffer would be required from any development to the watercourse adjacent to the site. There would also be restoration opportunities to this watercourse. The nearest other watercourse of any significance is the Breich Water that lies some 780m south of the site. Scottish Water will advise re Sewage Treatment Work capacity.

Transport Scotland

03-Apr-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 NETS and Land Services

03-Apr-13 Planning gain opportunity to improve the quality of local open space.

WLC Environmental Health

08-May-13 No issues identified.

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.

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Flood Risk Assessment

10-Jul-13 There is a watercourse to the north of the site and a screen to the watercourse also. A Flood Risk Assessment is required for this site, however this should not be an impediment to the majority of the site being developable. Combined sewer system through the site and also a history of surcharging from the sewer. (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

WLC Transportation

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

2577 Eastfield Recreation Ground

Fauldhouse

LP Ref / UCS Ref	COU27	/ FAU 12	Audit	7/40	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	15-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	15-Nov-13

The site contributes towards the council's next phase of the council house build programme.

The proposal is supported as infill development within the settlement envelope and presents a logical next phase of residential development.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Education

02-Jul-13 No issues

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

07-Feb-13 This site has already been identified in the council's housing programme for redevelopment.

Scottish Water

12-Mar-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 FAULDHOUSE waste water treatment works (WWTW) where there is limited capacity.

WOSAS

20-Feb-13 This plot was depicted as undeveloped ground on the 1st, 2nd and 3rd edition OS maps. While these maps show substantial evidence for mineral extraction and associated industrial processes in the surrounding landscape, there is no cartographic evidence to suggest that this impinged into the plot itself. More recent maps indicate that it was subsequently used as a football pitch. It is unclear from available information how much ground disturbance would have been required to create this pitch - if it was fairly limited, there may be some potential for buried deposits associated with earlier phases of

NHS - Lothian

19-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.

Fauldhouse & Longridge - Existing facility : Fauldhouse Partnership Centre

SNH

14-Jun-13 Site is surrounded on three sides by planting of varying degrees of density and age. This provides some degree of screening to the road and other properties and should be retained as far as possible. SNH has no records of protected species from

WLC NETS and Land Services

03-Apr-13 Improved open space quality is sought at Eastfield Park to off-set the reduction in park area. The following is sought to extend the recreational offering of the park as a 'community park':

Provision of other types of recreational activities such as a circular walk around the park, on-site play facility, trim trail or other fitness facility, basket ball hoop/hard corner area.

- Replace the wooden fencing along Eastfield Road with a metal fence to allow visibility into the site to improve natural surveillance
- to change the emphasis from purely a sports facility to a community park, and thereby increase usage appropriate facilities required would be improved planting near entrance/s for sense of arrival, welcome park signage, car park re-surfacing and

Transport Scotland

03-Apr-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 Environmental Health

08-May-13 No issues identified.

SEPA - Flooding

17-Jun-13 SEPA previously commented on this allocation and requested a Flood Risk Assessment but allocation has been reduced in size since then so no requirement. The development would also not increase the risk of flooding elsewhere if the site were developed. There is also no requirement for water resilient measures to be introduced either.

SEPA - Water Environment

17-Jun-13 There are no restoration opportunities within or adjacent to the site and there is no requirement for a buffer strip to be introduced. Standard SUDs sufficient to prevent deterioration of status of the water and any waste water drainage from the site could exacerbate an existing point source sewage pressure or create a new pressure if the site is developed.

WLC Transportation

27-Nov-13 Access to accord with approved planning brief. See also Transport Background Paper to the Main Issues Report (MIR) for

WLC Waste Management

27-May-13 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

Requirement to provide adequate access for 26T vehicles and for the container storage to accommodate the 3 bin system plus Food Caddy for individual households and for multi occupancy blocks to have adequate bin storage for 1100l bins for Residual and Recycling + 1x240l Food Bin (per 5 properties).

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 industries, e.g. railway lines have operated within the vicinity of the site.

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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. Historic Scotland are content that this site unlikely to raise significant concerns for our historic environment

WLC Environmental Health

13-Aug-13 No issues.

British Airports Authority (BAA)

12-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.

WLC Flood Risk Assessment

10-Jul-13 A Flood Risk Assessment is required for this site. This should however not be an impediment to development. There is also a drain to the north and east of the site. (The site has also been subject to assessment of 2013 SEPA fluvial and pluvial

452 Park View (West)

Fauldhouse

LP Ref / UCS Ref HFh10 / Audit 7/26
EOI no Consult Position Preferred
Category Auditable-Constrained Consult Update 15-Nov-13
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Greenfield Conclusion Date 15-Nov-13

The site is allocated for development in the West Lothian Local Plan and contributes towards to 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 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.

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

List of Consultations and Dates Current Status Proposed Use

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

SEPA - Water Environment

15-Feb-12 SEPA require a buffer strip of 6m from the watercourse on the western boundary of the site. There are no restoration

WLC Contaminated Land

14-Jun-11 No known issues.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Environmental Health

19-Jun-12 No issues identified.

Scottish Water

12-Mar-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 FAULDHOUSE waste water treatment works (WWTW) where there is limited capacity.

WLC Flood Risk Assessment

30-Jan-14 Both a Drainage Impact Assessment and Flood Risk Assessment are required for this site. SEPA Flood Risk Map Update 2013 - A very small area of this site is at risk from fluvial / pluvial flooding. It is thought that these could potentially be engineered to avoid surface water accumulating. The usual attenuation and treatment of runoff criteria would apply.

WOSAS

31-May-12 No sites have been recorded from within HFh16, which is located to the west of the football field north of Park View. The area was shown as undeveloped ground on the 1st, 2nd and 3rd edition maps, and this situation appears to remain unchanged. Current aerial photos indicate that the adjacent ground to the north and west are under forestry plantation, and there is some suggestion that the plot itself may have been ploughed for tree planting, as linear parallel bands of differential vegetation growth are visible. Deep forestry ploughing would tend to reduce the potential for buried deposits to survive within the plot.

SNH

18-Mar-13 The location of the site adjacent to playing fields and on the boundary of the settlement and adjacent commercial forestry means that quality design will be essential in order to achieve good integration. It is suggested that developers should be encouraged to link open space/green network within the site to adjacent woodland and parks.

NHS - Lothian

19-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.

Fauldhouse & Longridge - Existing facility : Fauldhouse Partnership Centre.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment is required. SEPA support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourses which flow along the north and west boundaries. Consideration should be given to any culverts along this reach. Record of flooding in Fauldhouse in 2004, 2007, 2008 near to the site. There is a record of flooding in 2007 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere. There is no requirement for any water resilient measures to be introduced to this site.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements within the locality.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

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.

WLC Transportation

27-Nov-13 Access via existing road at Park View to the south. See also Transport Background Paper to the Main Issues Report (MIR) for

448 Shotts Road North (B Site)

Fauldhouse

LP Ref / UCS Ref	HFh11 DO7661/1 /	Audit	7/25 - 356215		
EOI no			Consult Position	Preferred	
Category	Auditable-Constrained		Consult Update	15-Nov-13	
Planning Officer		Prime Quality Agricultural Land	No	Class Description	4.2
Conclusions	Brown/Gree	Partial	Conclusion Date	15-Nov-13	

The site is allocated for development in the West Lothian Local Plan and contributes towards to 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 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 for Edinburgh and South East Scotland.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

SEPA - Water Environment

14-Jun-12 No comments, there is no requirement for any buffer strip and there are no restoration opportunities.

WLC Contaminated Land

14-Mar-14 Council historical mapping does not show potentially contaminative activities having been carried out on the site (other than agricultural, and domestic properties which historically occupied the site). Potentially contaminative industries, e.g. railway lines, quarries, areas of spoil and a colliery are recorded within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to ensure land is suitable for use. Due to the close proximity of the former industrial activities, such as the colliery, the council is likely to request WLC Contaminated Land Planning Condition 1 – Land Contamination Site Investigation, Risk Assessment and Remediation, be carried out.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

Fauldhouse & Longridge - Existing facility : Fauldhouse Partnership Centre

SNH

18-Mar-13 While generally supportive of sites which extend existing settlements, it is observed that this allocation extends Fauldhouse west of the existing settlement and appears to have less relationship to the existing village than other allocations.

Scottish Water

12-Mar-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 FAULDHOUSE waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

14-Jun-12 Both a Flood Risk Assessment and Drainage Assessment are required for this site. Information provided from the council states that there is a history of problems with surface water runoff from this site. Water resilient measures are required for this site. Record of flooding in Fauldhouse in 2001, 2004, 2005, 2007, 2008 and 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer.

WLC Flood Risk Assessment

30-Jan-14 Both a Flood Risk Assessment and Drainage Assessment are required for this site. There has been a history of problems with surface water run off from this site. SEPA Flood Risk map Update 2013 - The usual attenuation and treatment of runoff

WOSAS

31-May-12 No sites have been recorded from within this plot, located between Shotts Road and the railway line. It was depicted as undeveloped ground on the 1st edition Ordnance Survey map of the mid 19th century. By the 4th edition, however, two rows of terraced houses were depicted on the Shotts Road frontage, one of which was within the area proposed for development. Although these houses were shown on the 4th edition, their date of construction is likely to be slightly earlier than this. These houses are not shown on modern maps of the area, though it is possible that elements associated with them will survive below ground level. Current aerial photographs indicate that this section of the site is largely under tree cover, and it is unclear the extent to which pre-planting ploughing will have removed belowground material.

WLC Environmental Health

19-Jun-12 The site is located at the west end of the village adjacent to railway and railway station and there is the potential for noise

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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 NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements to Caledonian Road facilities and on-site works to improve

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.

WLC Transportation

27-Nov-13 New access required onto B7010. See also Transport Background Paper to the Main Issues Report (MIR) for details

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

454 Croftfoot Farm

Fauldhouse

LP Ref / UCS Ref	HFh14	/	Audit	7/29		
EOI no				Consult Position	De-allocate	
Category	Auditable-Constrained			Consult Update	02-Jul-14	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	4.2
Conclusions	Brown/Gree	Greenfield		Conclusion Date	02-Jul-14	

The site is an existing allocation within the West Lothian Local Plan. However, infrastructure to support development of the site is not available. Specifically, there are difficulties in securing satisfactory vehicular access to the site. As a consequence, development should not be supported. Other more acceptable sites are proposed to be brought forward to support development requirements.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Environmental Health

19-Jun-12 No issues identified.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment is required. SEPA support this. SEPA require a Flood Risk Assessment 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 along this reach. We would 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". Record of flooding in Fauldhouse in 2001, 2004, 2005, 2007, 2008 and 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. There are no water resilient measures required on this site either. Potential development of allocation

NHS - Lothian

19-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.

Fauldhouse & Longridge - Existing facility : Fauldhouse Partnership Centre

WOSAS

31-May-12 No sites have been recorded from within this plot, located to the west of Croftfoot Drive. Comparison with the 1st edition Ordnance Survey map indicates that the area was in part occupied by various sections of mineral railway and old tram road embankments. These had all been removed prior to the 2nd edition map of around 1895. The course of the Wilsontown, Morningside and Coltness railway line was also shown on the 1st, 2nd and 3rd edition maps, running across the southern boundary of the plot, and the route of this nowdismantled railway is still shown on modern OS maps of the area. While the 1st edition does indicate that parts of the site were affected by development prior to the mid 19th century, the extent to which this has disturbed the remainder of the site is uncertain.

SEPA - Water Environment

15-Feb-12 There is a watercourse along the eastern boundary of the site. A 6m buffer is required between the watercourse and any development. There are no restoration opportunities.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Contaminated Land

14-Jun-11 This site comprises former mining and railway land. A Contaminated Land Site Investigation will be required to be submitted and agreed before development can proceed on this site.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Scottish Water

12-Mar-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 FAULDHOUSE waste water treatment works (WWTW) where there is limited capacity.

WLC Flood Risk Assessment

30-Jan-14 Flood Risk Assessment required. SEPA Flood Risk Map Update 2013 - This site includes a large low area where surface water can accumulate. It is thought that this could potentially be engineered to avoid surface water accumulating there. The usual attenuation and treatment of runoff criteria would apply.

SNH

18-Mar-13 No issues identified.

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to provide green space adjacent to the core path.

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

WLC Transportation

27-Nov-13 Existing access onto Sheepphousehill B7015. It is understood there may be leagle difficulties in accessing the site. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

WLC Environmental Health

13-Aug-13 No issues.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

1102 Croftfoot Drive & Sheephousehill Road

Fauldhouse

LP Ref / UCS Ref	HFh15	/	Audit	7/30		
EOI no					Consult Position	Preferred
Category	Auditable				Consult Update	15-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description	4.2
Conclusions	Brown/Gree	Greenfield		Conclusion Date		15-Nov-13
The site has planning approval and construction has commenced.						
Falla Hill Primary/Whitburn Academy, St John the Baptist/St Kentigerns Academy						
List of Consultations and Dates	Current Status		Proposed Use			

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Flood Risk Assessment

31-Jan-13 Flood Risk Assessment required. Difficulty also of potentially creating run off and flooding from the site to the railway line south of the site. This site has been partially developed.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Fauldhouse & Longridge - Existing facility : Fauldhouse Partnership Centre

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Flooding

15-Feb-12 This site has been partially developed. It is noted the council would require a Flood Risk Assessment for this site

WOSAS

24-Feb-14

This plot was shown as undeveloped ground on the 1st, 2nd and 3rd edition Ordnance Survey maps. The most recent OS maps available in our office suggest that housing may have been constructed along its northern boundary fairly recently, however, along a street identified as Breich Water Place. I am uncertain how much of compartment HFh15 was covered by the consent granted for this development, but it appears likely that it may have encompassed the whole plot. If it is the case that consent was granted previously without an archaeological condition, it is unlikely that it would be possible for us to require archaeological work in relation to the development of whatever portion remains as undisturbed ground.

WLC Transportation

27-Nov-13

Access as per planning permission. See also Transportation Background Paper to the Main Issues Report (MIR) for further

British Airports Authority (BAA)

12-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.

SEPA - Water Environment

15-Feb-12

No comments made, this site has been partially developed. There is no requirement for any buffer strip and there are no restoration opportunities.

LP Ref / UCS Ref	HFh16	/	Audit	7/32	
EOI no				Consult Position	Completed
Category	Auditable			Consult Update	02-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description 4.2
Conclusions	Brown/Gree	Brownfield		Conclusion Date	02-Jul-14

The site has planning approval and construction has commenced and is nearing completion and is likely to be removed therefore as an allocation from the LDP process.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Education

02-Nov-13 No issues, site largely completed.

NHS - Lothian

19-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.

Fauldhouse & Longridge - Existing facility : Fauldhouse Partnership Centre

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

31-Jan-13 No comments, this site has been largely completed as a single plotted development.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

SNH

18-Mar-13 No comments made.

WLC Contaminated Land

02-May-13 No potentially contaminative activities have been recorded on site. Potentially contaminative industries e.g. iron mine, quarrying and railway lines, have operated within the immediate vicinity of the site.

SEPA - Flooding

15-Feb-12 No comments, this site has been largely completed as a plotted development.

SEPA - Water Environment

15-Feb-12 No comments, this site has been largely completed as a plotted development.

British Airports Authority (BAA)

12-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.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main Issues Report (MIR) for further

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

2196 Lanrigg Road (2)

Fauldhouse

LP Ref / UCS Ref	HFh18	/	Audit	7/37		
EOI no					Consult Position	Preferred
Category	Auditable-Constrained				Consult Update	02-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description	4.2
Conclusions	Brown/Gree	Greenfield		Conclusion Date		02-Jul-14

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.

Planning permission in principle was granted on this site in March 2013.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Education

02-Nov-13 No issues.

Scottish Water

12-Mar-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 FAULDHOUSE waste water treatment works (WWTW) where there is limited capacity.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Contaminated Land

14-Jun-11 This site is adjacent to former mining land. A Phase I Contaminated Land Assessment is likely to be required in the first instance to be submitted and agreed before any development can proceed on this site.

WOSAS

31-May-12 No sites have been recorded from within this plot. It was depicted as being largely undeveloped on the 1st edition OS map, with the exception of a track running across the northern end of the site. This feature was also shown on the 2nd and 3rd edition maps. Current maps indicate that the area remains open ground that does not appear to have been substantially affected by modern development, suggesting that it could retain some potential to produce buried material related to earlier

SEPA - Water Environment

15-Feb-12 There is the requirement for a 6m wide buffer strip to the watercourse that flows through the site and there is a requirement for a 6m wide buffer strip from any development to that watercourse. There are no restoration opportunities.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment is required and Drainage Impact Assessment required. SEPA Flood Risk Map Update 2013 - The usual attenuation and treatment of runoff criteria would apply.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Environmental Health

19-Jun-12 No issues identified.

NHS - Lothian

19-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.

Fauldhouse & Longridge - Existing facility : Fauldhouse Partnership Centre

SEPA - Flooding

15-Feb-12 Information provided from the council states that caution should be exercised regarding the presense of a culvert and a Drainage Impact Assessment is required. SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows through the site. Consideration should be given to any culverts along this reach. We would 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 are no water resilient measures required for this site. Record of flooding in Fauldhouse in 2001, 2004, 2005, 2007, 2008 and 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere

SNH

18-Mar-13 The existing informal path network through site should be retained and linked to the disused railway line to the east and the wider path network.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

WLC Transportation

27-Nov-13 Access through HFh7 onto Langrigg Road and B7010. See also Transport Background Paper to the Main Issues Report (MIR) for details

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.

2128 Sheephousehill North

Fauldhouse

LP Ref / UCS Ref HFh19 / Audit 7/38
EOI no Consult Position Preferred
Category Auditable-Constrained Consult Update 02-Jul-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 02-Jul-14

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. A previous application submitted in 2007 was withdrawn in 2009 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 for Edinburgh and South East Scotland.

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

List of Consultations and Dates Current Status Proposed Use

WLC Education

02-Nov-13 No issues, relevant developer contributions would be required for the site.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot, located to the north of houses fronting onto Sheephousehill Road. Comparison with the 1st edition indicates that the NE lobe of the site was already occupied by a small bing of waste material by the mid 19th century, presumably deposited there by way of the mineral railway line shown running across the centre of the site. The bing also appeared on the 2nd and 3rd edition maps, and indeed is shown on current maps as well, but the mineral railway had been removed prior to the 2nd edition. Although much of the area appears to have been affected by former industrial activity, there are portions of the site that appear on the basis of available map evidence to have been less affected, and these may retain some potential to produce buried deposits associated with earlier phases of

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

NHS - Lothian

19-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.

Fauldhouse & Longridge - Existing facility : Fauldhouse Partnership Centre

Scottish Water

12-Mar-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 FAULDHOUSE waste water treatment works (WWTW) where there is limited capacity.

WLC Contaminated Land

14-Jun-11 This site comprises former mining land. A Contaminated Land Site Investigation has been carried out as part of the previous planning application submitted for this site.

SNH

18-Mar-13 No issues identified.

SEPA - Water Environment

14-Jun-12 SEPA would require a buffer strip of 6m between any development the watercourse. There are no restoration opportunities.

WLC Flood Risk Assessment

30-Jan-14 A Drainage Impact Assessment is required for this site that has been partially developed. SEPA Flood Risk Map Update 2013 - A very small area of this site is at risk from pluvial flooding. It is thought that this could potentially be engineered to avoid surface water accumulating there. The usual attenuation and treatment of runoff criteria would apply.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a flood risk assessment is required. SEPA support this. SEPA previously requested a Flood Risk Assessment which assesses the flood risk from the small watercourses which flow through the site. Consideration should be given to any culverts along this reach. We would 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". Record of flooding in Fauldhouse in 2001, 2004, 2005, 2007, 2008 and 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. There are no water resilient measures required for this site. Potential development of allocation could increase the probability of flooding elsewhere. There are multiple watercourses throughout the site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements within the adjacent park.

WLC Transportation

27-Nov-13 Access and visibility issues. Possible access via private access to east but problematic. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

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.

516 Croftfoot Farm phase 2 ©

Fauldhouse

LP Ref / UCS Ref	Hfh2	/	Audit	7/18	
EOI no				Consult Position	Completed
Category	Auditable			Consult Update	22-Jan-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		22-Jan-14

The site has planning approval and construction has been completed.

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

List of Consultations and Dates

Current Status

Proposed Use

WLC Transportation

27-Nov-13

Access as per planning permission. See also Transportation Background Paper to the Main Issues Report (MIR) for further

2129 Lanrigg Road (3)

Fauldhouse

LP Ref / UCS Ref	HFh20	/	Audit	7/39	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	15-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description 4.2
Conclusions	Brown/Gree	Brownfield		Conclusion Date	15-Nov-13

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 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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Environmental Health

19-Jun-12 No issues identified.

SNH

18-Mar-13 While recognising that there is some existing development on this site, the proposed allocation appears to cross over a boundary, particularly as the nearest allocations at HFh7 and HFh18 are separated from this site by an area of open ground. Existing woodland within this separating open space adds to a feeling of having left Fauldhouse and development within this site may as a consequence have greater landscape and visual impacts than might otherwise be expected for an allocation of

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WOSAS

31-May-12 One site has been recorded from within the boundaries of this plot, this being the Eastfield Engine Pit, which was identified in the Ordnance Survey Object Name Book of 1855 as 'a very large pit, out of which is taken ironstone. It is worked by two engines, one of 90 horse power for withdrawing the water and one of 18 horse power for withdrawing the mineral and refuse. The depth of the shaft is 80 fathoms and thickness of seam 11 inches'. The pit was depicted on the 1st edition Ordnance Survey map, which indicates that the buildings associated with the pit were largely located just outside the plot, though a shaft and weighting machine were shown close to its northern boundary. Parts of a mineral railway and two large tips of waste material were shown within the plot, however. These features also appeared on the 2nd and 3rd edition maps, though the pit buildings had been removed at some point between the 1st and 2nd editions. The bings of waste material shown on the pre-WWII OS maps appear to have been removed, but it is likely that large-scale industrial operations will have removed any deposits associated with earlier phases of occupation that may have been present.

SEPA - Water Environment

14-Jun-12 There is the requirement for a 6m buffer between any development on the site and watercourses. There are no restoration opportunities.

WLC Flood Risk Assessment

30-Jan-14 Drainage Impact Assessment Required. SEPA Flood Risk Map Update 2013 - A very small area of this site is at risk from fluvial / pluvial flooding. It is thought that the site could potentially be engineered to avoid surface water accumulating. The usual attenuation and treatment of runoff criteria would apply.

Scottish Water

12-Mar-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 FAULDHOUSE waste water treatment works (WWTW) where there is limited capacity.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

Fauldhouse & Longridge - Existing facility : Fauldhouse Partnership Centre

SEPA - Flooding

15-Feb-12 Information provided from the council states that a drainage impact assessment is required. SEPA agree and require a Flood Risk Assessment which assesses the flood risk from the small watercourses which flow through the site. Consideration should be given to any culverts along this reach. We would 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 for this site. Record of flooding in Fauldhouse in 2001, 2004, 2005, 2007, 2008 and 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. There are multiple watercourses running throughout the

WLC Contaminated Land

14-Jun-11 This site comprises a former colliery. A Contaminated Land Site Investigation will be required to be submitted to accompany any planning application.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC NETS and Land Services

23-Apr-13 No comments.

WLC Transportation

27-Nov-13 Access onto the B7010. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

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.

453 Lanrigg Road (1)

Fauldhouse

LP Ref / UCS Ref	HFh7	/	Audit	7/28	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	15-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield	Conclusion Date		15-Nov-13

The site has planning approval and construction has commenced.

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

02-Nov-13 No issues, site benefits from extant planning permission.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Environmental Health

19-Jun-12 No issues identified.

SEPA - Water Environment

15-Feb-12 There is no requirement for any restoration. A buffer strip would be required of a minimum distance of 6m.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Flood Risk Assessment

30-Jan-14 Flood Risk Assessment required. SEPA Flood Risk Map Update 2013 - A very small area of this site is at risk from fluvial / pluvial flooding. It is thought that the site could potentially be engineered to avoid surface water accumulating. The usual attenuation and treatment of runoff criteria would apply.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows adjacent to the site. Consideration should be given to any culverts along this reach. We would 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 are no water resilient measures required on the site. Record of flooding in Fauldhouse in 2001, 2004, 2005, 2007, 2008 and 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could

SNH

18-Mar-13 The existing informal path network through site should be retained and linked to the disused railway line to the east and the wider path network.

Scottish Water

12-Mar-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 FAULDHOUSE waste water treatment works (WWTW) where there is limited capacity.

WLC Contaminated Land

14-Jun-11 This site is adjacent to former mining land. A Phase I Contaminated Land Assessment is likely to be required in the first instance to be submitted and agreed before any development can proceed on this site.

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot, a large section of which is occupied by recently constructed housing on Eastwood Park. The area was shown as largely undeveloped on the 1st, 2nd and 3rd edition maps, with the exception of a track running SW-NE across the centre and a field boundary running across the southern end. The area appears to have remained largely undeveloped until the construction of Eastwood Park, suggesting that the remaining portion may retain some potential to produce buried deposits associated with earlier phases of activity.

NHS - Lothian

19-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.

Fauldhouse & Longridge - Existing facility : Fauldhouse Partnership Centre

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main Issues Report (MIR) for further

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC NETS and Land Services

23-Apr-13 No comments.

449 Meadow Crescent

Fauldhouse

LP Ref / UCS Ref HFh8 / Audit 7/24

EOI no Consult Position Preferred

Category Auditable-Constrained Consult Update 25-Mar-14

Planning Officer Prime Quality Agricultural Land No Class Description

Conclusions Brown/Gree Mixed Conclusion Date 25-Mar-14

The site is allocated for development in the West Lothian Local Plan and contributes towards to 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 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 site is the subject of a current planning application for housing.

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

List of Consultations and Dates Current Status Proposed Use

WLC Education

02-Aug-11 Conclusion
The proposed development is a windfall site (ie it is a site which is not identified through the forward planning process). In light of the difficult economic circumstances instruction has been given to allow for development of small windfall sites where there is no immediate constraints. This is a position that may change in the future should education constraints increase.

Education and Cultural Services therefore have no objection to this planning application coming forward provided contributions are made. These contributions are targeted at relieving existing or forecast school capacity constraints and represents a proportionate contribution for the size of development suggested.

Education Contribution
Education and Cultural Services advise that this site will require to contribute to the following should it gain consent;

Whitburn Academy
To support the development strategy of the Edinburgh and Lothians Structure Plan 2015 (E&LSP) and the West Lothian Local Plan (WLLP)(as adopted 13 January 2009), the Education Executive approved an extension to Whitburn Academy on the 16 June 2008. Contributions of £1,721 per residential unit are being requested from all developers with applications within Whitburn's catchment area. Given the indicative application description this would give a contribution of £1,721. This payment to be index linked to the RICS Building Cost Information Service Tender Price Index with the 1st quarter of 2010 forming the base date.

RC Secondary
£1,983 per residential unit. This is in line with para 12.17 policy IMP2 of the WLLP and the issuance of the SPG "Developer contributions to the provision of a new denominational secondary" PP&R Committee May 2005 which was subsequently updated on 29th of June 2010 by Council Executive. Given the indicative application description this would give a contribution prior to indexation of £1,983. This payment to be index to the RICS Building Cost Information Service Tender Price Index with the 1st quarter of 2010 forming the base date.

Interested parties are advised that contribution payments are normally formalised via section 69 or section 75 agreements agreed in conjunction with the planning application process.

SNH

18-Mar-13 No comments made.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Flood Risk Assessment

31-Jan-13 Drainage Assessment required for this site.

NHS - Lothian

19-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.

Fauldhouse & Longridge - Existing facility : Fauldhouse Partnership Centre

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Flooding

15-Feb-12 A Drainage Impact Assessment is required for this site.

WLC NETS and Land Services

22-Jan-14 No comments.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

British Airports Authority (BAA)

12-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.

WLC Transportation

27-Nov-13 Access via Meadow Crescent. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WOSAS

24-Feb-14 No sites have been recorded from within this small plot, located to the south and east of Meadow Crescent. It was depicted as undeveloped ground on the 1st edition Ordnance Survey map, though by the 2nd edition, a railway siding was shown on its southern boundary. This was also present on the 3rd edition, which in addition depicted a large building (presumably associated with railway operations) within the plot itself. This structure appears to have survived into the later 20th century, being depicted on OS maps even after the railway siding had been dismantled, but is no longer shown on current maps, indicating that it has been demolished. Other than this, the majority of the plot appears to have remained largely unaffected by previous development, suggesting that it may retain some potential to produce buried archaeological material. However, its limited size suggests that this potential may not be particularly high, and as a result, it is likely that this plot could be

1921 Station Road South (Extension)

Kirknewton

LP Ref / UCS Ref	HKn10 /	Audit	9/14 EOI-0090		
EOI no	EOI-0090	Consult Position	Preferred		
Category	Auditable-Constrained	Consult Update	26-Mar-14		
Planning Officer		Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Greenfield	Conclusion Date	26-Mar-14		

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

St Pauls/St Margarets Academy, Kirknewton/Balerno Community High

List of Consultations and Dates **Current Status** **Proposed Use**

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

Coal Authority

26-Feb-13 The site is not within a 'Coal Resource Area' as identified by the Coal Authority and therefore is unlikely to have been subject to past coal working. If the site is however allocated in the development plan and if a planning application is submitted, the developer would nevertheless still have to undertake a detailed desk top assessment in consultation with the Coal Authority to identify if there are any coal workings that may not be known to the Coal Authority.

WLC Environmental Health

19-Jun-12 No issues identified.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Contaminated Land

14-Jun-11 No known issues.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a drainage impact assessment is required. SEPA require a Drainage Impact Assessment for this site. Record of flooding in Kirknewton in 2001 and 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. There is no requirement for any water resilient measures.

WLC Flood Risk Assessment

30-Jan-14 Drainage Impact Assessment required. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

WOSAS

31-May-12

No sites have been recorded from within the triangular plot to the south of Station Mews. The area was shown as undeveloped on the 1st and 2nd edition Ordnance Survey maps, and this situation appears to have remained unaltered throughout the 20th century, as modern maps and aerial photographs also show the ground as open farmland. As the ground does not appear to have been substantially affected by modern development, there is some potential for it to produce buried material relating to earlier phases of occupation.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.

WLC Waste Management

12-Jul-12

WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

Kirknewton - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

SNH

18-Mar-13

While it is understood that the allocation of this site is intended as an extension of the existing development to the south of Station Road it does not, unfortunately, fit well with the overall pattern of development in Kirknewton which focuses on areas to the north and east.

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 in 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.

Scottish Enterprise

13-Mar-12

No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

27-Nov-13 Access through Station Mews onto B7031. See also Transport Background Paper to the Main Issues Report (MIR) for details

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements to Kirknewton Park and also to secure safe pedestrian access.

WLC Education

09-Jul-12 Education support - site is a continuation of an existing allocation. Potential school extension to site may be required that may require part of the site to take the school extension.

521 Braekirk Gardens ©

Kirknewton

LP Ref / UCS Ref	HKn2	/	Audit	9/2		
EOI no					Consult Position	Preferred
Category	Auditable				Consult Update	15-Nov-13
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Greenfield		Conclusion Date		15-Nov-13
The site has planning approval and construction has commenced.						
St Pauls/St Margarets Academy, Kirknewton/Balerno Community High						
List of Consultations and Dates	Current Status		Proposed Use			

WLC Education

02-Nov-13 No issues.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Kirknewton - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

WLC Flood Risk Assessment

31-Jan-13 A Flood Risk Assessment is required for this site, possible flood risk to site, also constraint of running surface run off to the railway line to the north. Most of this site has however already been developed.

Coal Authority

26-Feb-13 The site is not within a 'Coal Resource Area' as identified by the Coal Authority and therefore is unlikely to have been subject to past coal working. If the site is however allocated in the development plan and if a planning application is submitted, the developer would nevertheless still have to undertake a detailed desk top assessment in consultation with the Coal Authority to identify if there are any coal workings that may not be known to the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

British Airports Authority (BAA)

22-Jan-14 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 in 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.

SEPA - Water Environment

15-Feb-12 This site is largely developed. The comments of the councils Flood Prevention Officer should be noted. There is no requirement for any buffer strip and there are no restoration opportunities.

SEPA - Flooding

15-Feb-12 This site is largely developed. The comments of the councils Flood Prevention Officer should be noted.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main Issues Report (MIR) for further

WLC Contaminated Land

22-Jun-11 Ho issues or concerns.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

239 Land Adjacent to Braekirk Avenue

Kirknewton

LP Ref / UCS Ref	HKn7	/	Audit	9/11		
EOI no					Consult Position	Preferred
Category	Auditable-Constrained				Consult Update	15-Nov-13
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Greenfield		Conclusion Date		15-Nov-13

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.

St Pauls/St Margarets Academy, Kirknewton/Balerno Community High

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

02-Nov-13 No issues

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Environmental Health

19-Jun-12 The site lies adjacent to existing housing and the northern boundary is defined by a railway line. There is therefore the potential for noise issues and this may require the construction of an appropriate barrier or other attenuation measures.

WOSAS

31-May-12 No sites have been recorded from within the boundaries of the plot lying between Roosevelt Road and the railway line. The area was depicted as undeveloped farmland on the 1st and 2nd edition Ordnance Survey maps, and this situation appears to have remained unaltered throughout the 20th century, as modern maps and aerial photographs also show the ground as open farmland. As the ground does not appear to have been substantially affected by modern development, there is some potential for it to produce buried material relating to earlier phases of occupation. We have provided comments on two previous outline applications for the erection of housing on this site, in both cases advising that a programme of archaeological evaluation should be undertaken to assess whether material of this type is present.

SNH

18-Mar-13 No issues identified.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.

Coal Authority

26-Feb-13 The site is not within a 'Coal Resource Area' as identified by the Coal Authority and therefore is unlikely to have been subject to past coal working. If the site is however allocated in the development plan and if a planning application is submitted, the developer would nevertheless still have to undertake a detailed desk top assessment in consultation with the Coal Authority to identify if there are any coal workings that may not be known to the Coal Authority.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Flood Risk Assessment

31-Jan-13 Flood Risk Assessment required. SEPA 2013 Flood Risk Map Update 2013 - A very small area of this site is at risk from pluvial flooding. It is thought that the site could potentially be engineered to avoid surface water accumulating in this area. The usual attenuation and treatment of runoff criteria would apply.

NHS - Lothian

19-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.

Kirknewton - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment is required. SEPA are unaware of any flood risk issues for this site. There are no water resilient measures required for this site. Record of flooding in Kirknewton in 2001 and 2009 adjacent to the site. No further information provided by the council. Recommend contact is made with the WLC Flood

WLC Contaminated Land

14-Jun-11 No known issues.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Transportation

27-Nov-13 Access onto C class road to the west of the site. See also Transport Background Paper to the Main Issues Report (MIR) for

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements within the former MOD site.

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-13 No specific issues or concerns as this site is allocated as a housing site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

1341 Camps Junction (East)

Kirknewton

LP Ref / UCS Ref	HKn8(1)	/	Audit	9/12(2)		
EOI no				Consult Position	De-allocate	
Category	Auditable-Constrained			Consult Update	15-Nov-13	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Greenfield		Conclusion Date	15-Nov-13	

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. However, given the small scale nature of this site and that less than 5 units would be developed on the site and that the site is within the settlement envelope where there infill residential development may be acceptable, the site is recommended to be de-allocated.

St Pauls/St Margarets Academy, Kirknewton/Balerno Community High

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

02-Nov-13 No education issues, developer contributions will be required however.

SNH

18-Mar-13 No issues identified.

WLC Flood Risk Assessment

30-Jan-14 Both a Flood Risk Assessment and Drainage Assessment are required for this site.. Record of flooding in Kirknewton in 2001 and 2009 adjacent to the site. SEPA Flood Risk Map Update 2013 - The usual attenuation and treatment of runoff

WLC Environmental Health

19-Jun-12 The site lies adjacent to existing housing and the northern boundary is defined by a railway line. There is therefore the potential for noise issues and this may require the construction of an appropriate barrier or other attenuation measures.

WLC Contaminated Land

14-Jun-11 No known issues.

SEPA - Flooding

15-Feb-12 Record of flooding in Kirknewton in 2001 and 2009 adjacent to the site. SEPA agree with the council that a Flood Risk Assessment and Drainage Assessment be provided for this site. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. There is no requirement for any water resilient

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip for this site. There are also no restoration opportunities.

Coal Authority

26-Feb-13 The site is not within a 'Coal Resource Area' as identified by the Coal Authority and therefore is unlikely to have been subject to past coal working. If the site is however allocated in the development plan and if a planning application is submitted, the developer would nevertheless still have to undertake a detailed desk top assessment in consultation with the Coal Authority to identify if there are any coal workings that may not be known to the Coal Authority.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WOSAS

31-May-12 No sites have been recorded from within the triangle of land between Main Street and the railway line. The ground was shown as undeveloped on the 1st and 2nd edition Ordnance Survey maps, and this situation appears to have remained unaltered throughout the 20th century, as modern maps and aerial photographs also show the ground as open farmland. As the ground does not appear to have been substantially affected by modern development, there is some potential for it to produce buried material relating to earlier phases of occupation, though given the relatively limited size of the plot, the likelihood of material of this type being disturbed during construction work may not be particularly high.

NHS - Lothian

19-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.

Kirknewton - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

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.

WLC NETS and Land Services

23-Apr-13 No comments.

WLC Transportation

27-Nov-13 Access onto Main Street not preferred. Use access onto Humble Smallholdings. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

1003 Mill Road East

Linlithgow

LP Ref / UCS Ref	COU7	/	Audit	EOI-0131	
EOI no	EOI-0131			Consult Position	Preferred
Category	Expression of Interest			Consult Update	15-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	15-Nov-13

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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

SEPA - Flooding

23-Jan-14 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

Scottish Enterprise

23-Jan-14 No specific issues or concerns.

WLC Contaminated Land

23-Jan-14 Former sewage works filter beds situated to the north of the site. Site Investigation likely to be required.

Coal Authority

23-Jan-14 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.

SEPA - Water Environment

23-Jan-14 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.

Historic Scotland

23-Jan-14 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

NHS - Lothian

23-Jan-14 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

WLC Transportation

27-Nov-13 Access from Mill Road where visibility issues can be overcome. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

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.

HSE (Health and Safety Executive)

23-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

WOSAS

23-Jan-14 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

WLC Waste Management

23-Jan-14 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

WLC Transportation

23-Jan-14 Access from Mill Road where visibility issues can be overcome. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

WLC Education

23-Jan-14 Education support provided MUGA is provided and removal of hall storage area. Possible need for work at St Joseph's

WLC NETS and Land Services

23-Jan-14 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

Scottish Water

23-Jan-14 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.

SNH

23-Jan-14 No records.

WLC Flood Risk Assessment

23-Jan-14 No apparent issues, 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 is only a relatively small area of the site considered appropriate for development.

WLC Environmental Health

23-Jan-14 Potential road traffic noise from M9 at north boundary.

WLC Economic Property Development

23-Jan-14 No comments.

Transport Scotland

23-Jan-14 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.

2325 Boghall East

Linlithgow

LP Ref / UCS Ref	ELI2 /	Audit	EOI-0015/EOI-0020		
EOI no	EOI-0015/EOI-0020	Consult Position	De-allocate		
Category	Employment and Business	Consult Update	03-Jul-14		
Planning Officer		Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree Greenfield	Conclusion Date	03-Jul-14		

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 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

List of Consultations and Dates **Current Status** **Proposed Use**

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

WLC Education

09-Jul-12 Education support for residential use on the site; no catchment change involved.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

Linlithgow, Linlithgow Bridge, Bridgend, Philpstoun & Threemiletown - 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.

Scottish Water

12-Mar-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 LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Economic Property Development

15-Jun-12 Support continues for this allocation, but there is concern that the site could be lost to other uses for retail and residential use as they are higher value uses. This would reduce developable land for employment use within Linlithgow if the present adopted Local Plan designation is lost to these uses.

WLC Environmental Health

16-Sep-12 The location of the site is such that there is the potential for noise issues to affect nearby residential properties (depending

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment is required for this site. Site would also need treatment as site drains ultimately into Linlithgow Loch. SEPA Flood Risk Map 2013 Update - This site is within the catchment for Linlithgow Loch. Development within this catchment presents difficulties. This site is within the catchment of Linlithgow Loch. Development of the site has the potential to impact 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 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. 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 potentially increase the risk of flooding to properties in the High Street as the capacity of the combined sewer through the town leading to Linlithgow Bridge Wastewater Treatment Works is heavily constrained. The lack of capacity in the sewer also results in frequent spillage of waste and surface water into the loch through the combined sewer overflow (CSO) at the Vennel, worsening the outlook for the loch. The loch is a heritage asset owned by Scottish Ministers and cared for by Historic Scotland. It supports an important SSSI which is also in a deteriorating condition due to eutrophication. The council as Planning Authority as well as other stakeholders together have a responsibility to improve the outlook for the loch and must intervene to ensure that potential negative impacts presented by development within the catchment are avoided or appropriately mitigated. The context is described in the Draft Linlithgow Loch Catchment management Plan which is shortly due to be finalised. The implications of development of this site are potentially serious. The additional volume of wastewater generated by the proposed development also presents a serious risk assuming that it is to be directed to Linlithgow Bridge Wastewater Treatment Works via the combined sewer. 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 would be unacceptable.

WLC Contaminated Land

30-Jun-11 Anecdotal evidence suggests site was used for agricultural animal burial. Investigation of this issue will be required.

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.

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment and Drainage Assessment of this site, given WLC Flood Prevention Officers comments. The development of the site would also not increase the potential of other land out with the site if it were

WOSAS

31-May-12

The proposed development relates to a large area of currently open farmland to the east of Linlithgow. A number of significant archaeological features have been identified from within this area, and from ground immediately adjacent to it. Perhaps the most significant is the tradition that Edward I and the English army camped on the Burgh Muir of Linlithgow on the night before the Battle of Falkirk in July 1298. The identification of this site relates to the Burgh Muir as a whole, rather than to a specific point within it, though given the estimated size of Edward's forces, any encampment would have covered a substantial area, meaning that it may have encompassed the area proposed for development. The most likely evidence for this encampment would be in the form of cooking pits or scatters of artefacts lost or left by the soldiers, though it would not be uncommon for the King's quarters to be in a separate enclosure, possibly defined by temporary earthworks or palisade, evidence for which may be identifiable in the archaeological record. With reference to this, it is interesting to note that a nearby farm is called Kingsfield. Also present in the vicinity is a reference to a possible witch-burning site, represented on the 1st edition Ordnance Survey map, with the legend 'Supposed Place where Witches were Burnt (17th Century)'. The Ordnance Survey Object Name Book entry associated with this annotation records that 'Witches were burned on Linlithgow Burgh Muir, and in the accounts of the burgh there are items entered for faggots and tar barrels for this purpose early in the 17th century'. However, it also notes that the spot where witches were burnt was not well known, even during the mid 19th century, and that only one man could be found at that time who could give any information on this tradition. The identification of the witchburning site presumably rests on this person, meaning that the location must be treated with a degree of caution. It is also recorded that a quantity of Roman coins from the Burgh Muir were found during ploughing in 1781. Although the Old Statistical Account of 1795 states that around 300 coins were found in an earthen urn that was broken by the plough, Smellie listed only 13 as having been presented to the Society of Antiquaries of Scotland. Beyond noting that these coins were found on the Burgh Muir, no accurate location for them has been identified, but their recovery does indicate an increased potential for buried material to be present. In addition to these specific sites, I would also note that the ground does not appear to have been substantially disturbed by development during the modern period, meaning that it retains some potential to produce buried material relating to earlier phases of occupation. In relation to this, I would note the survival of cropmarks in nearby fields, and also the recovery of a Bronze Age axe-head found during a metal detecting rally in the summer of 2011.

Scottish Enterprise

13-Mar-12

This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 3 of the M9 and potential in-combination effects with housing developments at the east end of Linlithgow.

Historic Scotland

31-May-12

Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

2330 Mill Road Industrial Estate

Linlithgow

LP Ref / UCS Ref ELI4a / Audit

EOI no Consult Position Preferred

Category Employment and Business Consult Update 15-Nov-13

Planning Officer Prime Quality Agricultural Land No Class Description

Conclusions Brown/Gree Brownfield Conclusion Date 15-Nov-13

The site has planning approval and construction has commenced.

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

List of Consultations and Dates Current Status Proposed Use

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

SNH

18-Mar-13 No comments made.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Contaminated Land

30-Jun-11 No known issues.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. It is understood that consent has been granted on part of the site for various developments. If developed the allocation should either be reduced

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Environmental Health

16-Sep-12 No issues identified.

NHS - Lothian

19-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.

Linlithgow, Linlithgow Bridge, Bridgend, Philpstoun & Threemiletown - 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.

SEPA - Water Environment

14-Jun-12 The site ultimately drains into Linlithgow Loch so high level of SUDS required for both ELI4 sites. There are no restoration opportunities and no requirement for any buffer strip.

WLC Flood Risk Assessment

30-Jan-14 This site has been largely developed. A Flood Risk Assessment was previously requested for both parts of site ELI4. SEPA Flood Risk Map 2013 Update - Part of this site is potentially at risk from fluvial flooding as a result of out of bank flows in the adjacent watercourse. A flood risk assessment will be required to determine the extent of the site that is potentially able to be developed. The usual attenuation and treatment of runoff criteria would apply.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

WLC Environmental Health

08-May-13 No issues identified.

SEPA - Flooding

15-Feb-12 A Flood Risk Assessment is required for this site as is also required by the council.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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 Environmental Health

13-Aug-13 No issues.

WOSAS

31-May-12

Although no sites have been recorded from within the two polygons that make up this plot, it is worth noting that a short cist with an in situ capstone was discovered by building contractors during leveling works prior to construction of an industrial unit at Mill Road Industrial Estate in 1998. The cist lay below c 1.1m of subsoil which had been removed prior to its discovery. The cist was orientated roughly N-S and measured 1.44 x 0.94m. It was constructed of five edge-set slabs, up to 1.48m long by 0.68m wide and 0.14m thick. No markings were observed on any of the slabs. The cist contained at least five inhumations and possibly one cremation. The remains comprised five children and one adult, none of which were fully articulated. It is suggested that the bodies may have been disturbed in prehistory in order to receive successive or episodic burials. While this may have represented an isolated burial, it would not be unexpected to find similar examples present in the vicinity. In relation to the two polygons, the northern plot is occupied by recently-constructed industrial units. The erection of these structures was preceded by a programme of archaeological evaluation, undertaken by CFA Archaeology Ltd in 2005. This did not identify any in situ archaeological deposits, and as a result of this, plus the disturbance resulting from construction of these buildings, it is unlikely that further archaeological work would be required in relation to the northern plot. The southern plot does not appear to have been affected by modern development, meaning that it retains some potential to produce buried deposits, and this would need to be addressed in any proposal for construction on the site.

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.

1774 Mill Road Industrial Estate West

Linlithgow

LP Ref / UCS Ref	ELI4b	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	15-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	15-Nov-13

The site has planning approval and construction has commenced.

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

List of Consultations and Dates **Current Status** **Proposed Use**

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

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. It is understood that consent has been granted on part of the site for various developments. If developed the allocation should either be reduced

SNH

18-Mar-13 No comments made.

WLC Contaminated Land

30-Jun-11 No known issues.

Scottish Water

12-Mar-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 LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity. It is also the case that there are Scottish Water sewer pipes running through this site.

NHS - Lothian

19-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.

Linlithgow, Linlithgow Bridge, Bridgend, Philpstoun & Threemiletown - 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.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Flood Risk Assessment

30-Jan-14 A large part of this site has been developed. A Flood Risk Assessment was previously requested for both part of site ELI4. SEPA Updated Flood Risk Map 2013 - Part of this site is potentially at risk from fluvial flooding as a result of out of bank flows in the adjacent watercourse. A flood risk assessment will be required to determine the extent of the site that is potentially able to be developed. The usual attenuation and treatment of runoff criteria would apply.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Environmental Health

13-Aug-13 No issues.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Flooding

15-Feb-12 A Flood Risk Assessment is required for this site as is also required by the council.

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12 Although no sites have been recorded from within the two polygons that make up this plot, it is worth noting that a short cist with an in situ capstone was discovered by building contractors during leveling works prior to construction of an industrial unit at Mill Road Industrial Estate in 1998. The cist lay below c 1.1m of subsoil which had been removed prior to its discovery. The cist was orientated roughly N-S and measured 1.44 x 0.94m. It was constructed of five edge-set slabs, up to 1.48m long by 0.68m wide and 0.14m thick. No markings were observed on any of the slabs. The cist contained at least five inhumations and possibly one cremation. The remains comprised five children and one adult, none of which were fully articulated. It is suggested that the bodies may have been disturbed in prehistory in order to receive successive or episodic burials. While this may have represented an isolated burial, it would not be unexpected to find similar examples present in the vicinity. In relation to the two polygons, the northern plot is occupied by recently-constructed industrial units. The erection of these structures was preceded by a programme of archaeological evaluation, undertaken by CFA Archaeology Ltd in 2005. This did not identify any in situ archaeological deposits, and as a result of this, plus the disturbance resulting from construction of these buildings, it is unlikely that further archaeological work would be required in relation to the northern plot. The southern plot does not appear to have been affected by modern development, meaning that it retains some potential to produce buried deposits, and this would need to be addressed in any proposal for construction on the site.

SEPA - Water Environment

15-Feb-12 The site ultimately drains into Linlithgow Loch so high level of SUDS required for both ELI4 sites. There are no restoration opportunities and no requirement for any buffer strip.

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.

1309 Mill Road Business Units

Linlithgow

LP Ref / UCS Ref	ELI7	/	Audit		
EOI no				Consult Position	Completed
Category	Employment and Business			Consult Update	03-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		03-Jul-14

The construction of this employment site has been completed. It will therefore not be accried forward as an allocation in the LDP, but will likely remain within an employment area boundary

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

List of Consultations and Dates **Current Status** **Proposed Use**

NHS - Lothian

19-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.

Linlithgow, Linlithgow Bridge, Bridgend, Philipstoun & Threemiletown - 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.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

31-Jan-13 REMOVE AS SITE HAS BEEN COMPLETED?

WLC Economic Property Development

15-Jun-12 This site has been completed and should be removed as an allocation but should remain within the employment area

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Flooding

15-Feb-12 SEPA do not require any Flood Risk Assessment or Drainage Assessment for this site. There is also no requirement for any water resilient measures.

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.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

2329 SUN Expansion Site

Linlithgow

LP Ref / UCS Ref	ELI8 /	Audit	EOI-0014		
EOI no	EOI-0014		Consult Position	Preferred	
Category	Employment and Business		Consult Update	15-Nov-13	
Planning Officer		Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree Greenfield		Conclusion Date	15-Nov-13	

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. See also EOI submission 0014.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

NHS - Lothian

19-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.

Linlithgow, Linlithgow Bridge, Bridgend, Philpstoun & Threemiletown - 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.

SEPA - Water Environment

15-Feb-12 This site drains into Linlithgow Loch so high level of SUDS required. Open drainage system with conveyance swales required. There is no requirement for any buffer strip and there are no restoration opportunities.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

12-Mar-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 LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity.

WLC Environmental Health

16-Sep-12 No issues identified.

SNH

18-Mar-13 No comments made.

WLC Contaminated Land

30-Jun-11 Part of site formerly occupied by Springfield Chemical Works. Site Investigation of this area will be required.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment is required for this site. Surface water run off issues and water quality issues as land would largely drain into Linlithgow Loch.

SEPA Updated Flood Risk Map 2013 -This site is within the catchment for Linlithgow Loch. Development within this catchment presents difficulties. This site is within the catchment of Linlithgow Loch. Development of the site has the potential to impact 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 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. 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 potentially increase the risk of flooding to properties in the High Street as the capacity of the combined sewer through the town leading to Linlithgow Bridge Wastewater Treatment Works is heavily constrained. The lack of capacity in the sewer also results in frequent spillage of waste and surface water into the loch through the combined sewer overflow (CSO) at the Vennel, worsening the outlook for the loch. The loch is a heritage asset owned by Scottish Ministers and cared for by Historic Scotland. It supports an important SSSI which is also in a deteriorating condition due to eutrophication. The council as Planning Authority as well as other stakeholders together have a responsibility to improve the outlook for the loch and must intervene to ensure that potential negative impacts presented by development within the catchment are avoided or appropriately mitigated. The context is described in the Draft Linlithgow Loch Catchment management Plan which is shortly due to be finalised. The implications of development of this site are potentially serious.

The additional volume of wastewater generated by the proposed development also presents a serious risk assuming that it is to be directed to Linlithgow Bridge Wastewater Treatment Works via the combined sewer. 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 would be unacceptable.

WLC Economic Property Development

15-Jun-12 Access to the site is restrictive unless other developments help facilitate a better access. However single user allocation, should continue to be allocated provided that the site owners still require it to do so, although it is noted that the owners are seeking to remove the single user status, which would not be a significant issue. Access to the site is restrictive unless other developments help facilitate a better access.

SEPA - Flooding

15-Feb-12 A Flood Risk Assessment is required for this site. There is a small pond and spring on-site. Consideration should be given to these potential sources of flooding.

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

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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 3 of the M9 and potential in-combination effects with housing developments at the east end of Linlithgow.

WOSAS

31-May-12 The proposed development relates to a large area of currently open farmland to the east of Linlithgow. A number of significant archaeological features have been identified from within this area, and from ground immediately adjacent to it. Perhaps the most significant is the tradition that Statistical Account of 1795 states that around 300 coins were found in an earthen urn that was broken by the plough, Smellie listed only 13 as having been presented to the Society of Antiquaries of Scotland. Beyond noting that these coins were found on the Burgh Muir, no accurate location for them has been identified, but their recovery does indicate an increased potential for buried material to be present. In addition to these specific sites, I would also note that the ground does not appear to have been substantially disturbed by development during the modern period, meaning that it retains some potential to produce buried material relating to earlier phases of occupation. In relation to this, I would note the survival of cropmarks in nearby fields, and also the recovery of a Bronze Age axe-head found during a metal detecting rally in the summer of 2011. Edward I and the English army camped on the Burgh Muir of Linlithgow on the night before the Battle of Falkirk in July 1298. The identification of this site relates to the Burgh Muir as a whole, rather than to a specific point within it, though given the estimated size of Edward's forces, any encampment would have covered a substantial area, meaning that it may have encompassed the area proposed for development. The most likely evidence for this encampment would be in the form of cooking pits or scatters of artefacts lost or left by the soldiers, though it would not be uncommon for the King's quarters to be in a separate enclosure, possibly defined by temporary earthworks or palisade, evidence for which may be identifiable in the archaeological record. With reference to this, it is interesting to note that a nearby farm is called Kingsfield. Present within the plot itself is the former site of the Springfield Chemical Works, which was depicted in the SW corner of the plot on the 1st and 2nd edition Ordnance Survey maps. It is also recorded that a quantity of Roman coins from the Burgh Muir were found during ploughing in 1781. Although the Old Statistical Account of 1795 states that around 300 coins were found in an earthen urn that was broken by the plough, Smellie listed only 13 as having been presented to the Society of Antiquaries of Scotland. Beyond noting that these coins were found on the Burgh Muir, no accurate location for them has been identified, but their recovery does indicate an increased potential for buried material to be present. In addition to these specific sites, I would also note that the ground does not appear to have been substantially disturbed by development during the modern period, meaning that it retains some potential to produce buried material relating to earlier phases of occupation. In relation to this, I

WLC Transportation

09-Apr-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.

LP Ref / UCS Ref	HLI19	/	Audit	10/81	
EOI no				Consult Position	Completed
Category	Historical Complete			Consult Update	
Planning Officer	Jenny Sheerin		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	
List of Consultations and Dates	Low Port Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy				
	Current Status		Proposed Use		

Coal Authority

17-May-12 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Flood Risk Assessment

31-Jan-13 This site has been largely developed, no comments made.

NHS - Lothian

19-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.

Linlithgow, Linlithgow Bridge, Bridgend, Philpstoun & Threemiletown - 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.

SEPA - Flooding

15-Feb-12 No comments made, this site is largely completed.

SEPA - Water Environment

15-Feb-12 No comments made, this site is largely completed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

LP Ref / UCS Ref HLI26 / Audit 10/82
 EOI no Consult Position De-allocate
 Category Auditable-Constrained Consult Update 26-Mar-14
 Planning Officer Prime Quality Agricultural Land No Class Description
 Conclusions Brown/Gree Brownfield Conclusion Date 26-Mar-14

Development of this site is problematic both in ownership terms and physically and is also in a prominent location within the Linlithgow Palace and High Street conservation area.

It is also considered that whilst rehabilitation of a brownfield site is supported, the site is exposed may result in significant visual intrusion in the conservation area.

The site has been withdrawn by the council's Property Services section.

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

List of Consultations and Dates Current Status Proposed Use

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

WLC Education

03-Nov-13 No objections, provided that appropriate developer contributions are made.

WLC Contaminated Land

14-Jun-11 This site is close to the site of the former town gasworks, which is within vicinity of site. A Contaminated Land Site Investigation will therefore be required to accompany any planning application submitted for this site.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment is required. SEPA support this. SEPA do not have enough information to satisfy ourselves that the area is outwith the 1:200 year flood extent for the Linlithgow Loch. There are no water resilient measures required for this site. There is a formal flood prevention scheme present in Linlithgow but it is not relevant to this site. Record of nearby flooding in 2001, 2007, and 2008. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer

WLC Environmental Health

19-Jun-12 No issues identified.

SNH

18-Mar-13 No issues identified.

NHS - Lothian

19-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.

Linlithgow, Linlithgow Bridge, Bridgend, Philipstoun & Threemiletown - 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.

WLC Flood Risk Assessment

30-Jan-14 Flood Risk Assessment required. SEPA Flood Risk Map 2013 Update - This site is at risk from pluvial flooding exacerbated by constraints in the capacity of the combined sewer. Measures will be necessary to evaluate the extent of risk and to identify how development can take place without compromise to the fabric of the building during periods of severe weather.

Scottish Water

12-Mar-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 LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WOSAS

31-Mar-12 This plot is located within the area of increased archaeological sensitivity associated with the core of the medieval burgh of Linlithgow. Although located outside the legally-protected scheduled area associated with Linlithgow Palace and Loch, it lies between the High Street and the loch, in what is likely to have been one of the earliest areas of the town to have been developed. While it is apparent that the plot and its immediate surroundings have been subject to extensive redevelopment during the 20th century, it nevertheless retains a high potential to produce significant deposits relating to the early development of the town and the lives of its inhabitants. It is likely that a programme of archaeological work would be

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

27-Nov-13 Access onto High Street. See Transport Background Paper to the Main Issues Report (MIR) for details

Transport Scotland

03-Apr-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 NETS and Land Services

24-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

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.

1162 High Street Bus Station - Sheltered Housing

Linlithgow

LP Ref / UCS Ref	HLI27	/	Audit	10/79 or 10/87	
EOI no				Consult Position	Preferred
Category	Auditable-Local Plan			Consult Update	15-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		15-Nov-13
The site has planning approval and construction has commenced.					
Low Port Primary/Linlithgow Academy, St Josephs (Linlithgow)/St Kentigerns Academy					
List of Consultations and Dates	Current Status		Proposed Use		

WLC Education

03-Jan-13 No comments, site is to be developed for retirement homes.

Scottish Water

12-Mar-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 LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity.

WLC Flood Risk Assessment

30-Jan-14 Drainage Assessment required. SEPA Flood Risk Map Update 2013 - The usual attenuation and treatment of runoff criteria would apply.

NHS - Lothian

19-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.

Linlithgow, Linlithgow Bridge, Bridgend, Philpstoun & Threemiletown - 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.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a drainage impact assessment is required. There is no requirement for a Flood Risk Assessment for this site. There is no requirement for any water resilient measures to be introduced to this site. There is a Formal Flood Prevention Scheme present in Linlithgow but not relevant to site. Union Canal flows adjacent to development site some 80m to the south and SEPA would recommend contact is made with Scottish Waterways to establish

SEPA - Water Environment

15-Feb-12 There is no requirement for a buffer strip and there are no restoration opportunities.

SNH

18-Mar-13 No issues identified.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Environmental Health

19-Jun-12 The site lies to the south of the railway line and there are potentially noise issues.

WLC Contaminated Land

14-Jun-11 A basic Contaminated Land Site Investigation has been carried out as part of McCarthy/Stone planning application. Further work will be required following decommissioning of bus depot.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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 NETS and Land Services

23-Apr-13 No comments.

WOSAS

31-May-12 This plot is located at an important location within the medieval burgh, close to the parish church and the market cross, and is likely to have been occupied since the very beginnings of the burgh in the 12th century. The proposed development area occupies the main part of at least two medieval burgage plots and parts of at least one other. Little is known about the form of early development within these burgage plots, or how their early boundaries were defined and maintained. Any surviving archaeological remains within the proposed development site would have the potential to add greatly to our understanding of the material culture of the medieval period in Linlithgow, and may provide a rare opportunity to assess a cross section of occupation evidence from street frontage to backlands in an early town. Although some development within the site boundary has cut into the natural landform which slopes gradually up to the south, past archaeological fieldwork elsewhere on this side of the High Street and further afield has shown that significant remains can survive below the formation levels of such modern development. Work carried out recently at the former Post Office some 130m to the east demonstrated that localised pockets of archaeological deposits and features could survive even in areas where modern building operations had been dug into the natural slope of the site. The relatively low intensity of sub-surface building development required to construct the large footprint main building of the bus depot may therefore have left similar areas of relatively undisturbed deposits within the application boundary. It is likely that any proposal to redevelop this site would therefore raise significant archaeological

WLC Transportation

27-Nov-13 Access via existing access point onto High Street. See also Transport Background Paper to the Main Issues Report (MIR) for

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

974 Stockbridge North (2)

Linlithgow

LP Ref / UCS Ref HLI29 / Audit 10/68 & 10/69(2)
EOI no Consult Position Preferred
Category Auditable-Local Plan Consult Update 03-Jul-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Greenfield Conclusion Date 03-Jul-14

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.

Part of the site has been granted planning permission, subject to a Section 69 legal agreement for 14 houses (ref 0352/FUL/13).

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 for Edinburgh and South East Scotland.

The proposal is supported as infill development within the settlement envelope.

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

List of Consultations and Dates **Current Status** **Proposed Use**

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

WLC Education

25-Sep-13 No objections, provided that appropriate developer contributions are made, as per the consultation response on the planning application.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

12-Mar-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 LINLITHGOW waste water treatment works (WWTW) where there is sufficient capacity.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

SEPA - Water Environment

15-Feb-12 The Mains Burn flows through site - approximately 2m wide. Buffer strip 6-12m required. Burn should not be culverted and opportunities harnessed for habitat restoration

NHS - Lothian

19-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.

Linlithgow, Linlithgow Bridge, Bridgend, Philpstoun & Threemiletown - 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.

WLC Flood Risk Assessment

31-Jan-13 Flood Risk Assessment required.

WLC Environmental Health

19-Jun-12 No apparent issues but this will ultimately depend on exactly where development takes place on the site.

SEPA - Flooding

15-Feb-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 no requirement for water resilient measures to be introduced to the site. There is a Formal Flood Prevention 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. Flooding along the Mains Burn recorded in 1998 and surface water issues recorded nearby in 2007. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere. The majority of this allocation is potentially at medium to high risk of fluvial flooding from the Mains Burn that flows north west to south east through the site (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map).

SNH

18-Mar-13 No comments made.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WOSAS

31-May-12 No LP Ref or grid reference provided, but centring on location suggests that this may relate to either HLI17 or HLI29. As these plots are conjoined, they would generally appear to raise similar archaeological issues, though the more southerly of the two, HLI17, has been more substantially affected by modern development, being occupied by Stockbridge House and the various buildings on Broomyhill Place. The plot to the north appears to have been less disturbed, and so may retain a greater potential to produce buried archaeological deposits. There are a number of potential issues in this area, perhaps the most obvious being the proximity of the two plots to the polygon defined in Historic Scotland's Battlefield Inventory for the Battle of Linlithgow Bridge. Although neither of the plots fall within the polygon itself, it is important to be aware that the mapping of a battlefield can be an imprecise exercise, and that it would not be unexpected to find small artefacts associated with the period present outside the battlefield polygon. I would also note that there is a record of a gallows site in the area to the west of plot HLI29, shown as 'Gallows Knowe' on modern OS maps. According to the Ordnance Survey Object Name Book of 1856, this relates to a small hill where two men were hanged for highway robbery in the 18th century. The area immediately to the north of HLI29 is shown as Doomsdale. According to Groome ('Ordnance Gazetteer of Scotland: A Survey of Scottish Topography, Statistical, Biographical and Historical', 1882 - 1885), this was formerly associated with an area of rising ground that was traditionally associated with the site of a law hill.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. quarrying and infilling of ground. Potentially contaminative industries, e.g. factory works and heap of unknown constitutes, have been recorded within the vicinity of the

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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

03-Apr-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.

LP Ref / UCS Ref	/ LE002	Audit	LE0002	
EOI no			Consult Position	Preferred
Category	Auditable		Consult Update	10-Jul-14
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree Brownfield		Conclusion Date	10-Jul-14
This site has planning permission and is largely completed.				

Toronto Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

Transport Scotland

10-Jul-14 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.

Coal Authority

10-Jul-14 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.

British Airports Authority (BAA)

10-Jul-14 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.

HSE (Health and Safety Executive)

10-Jul-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

Scottish Enterprise

10-Jul-14 No issues

Scottish Water

10-Jul-14 No adverse comments were made when the application was under consideration.

infrastructure. A separate application should be made for connection to our infrastructure after full planning has been granted.

New Balmore WST Water Treatment Works currently has sufficient capacity to service this proposed development.

There are no known issues at present within our Water Network that serves this proposed development.

East Calder Waste Water Treatment Works currently has sufficient capacity to service this proposed development.

There are no known issues within the Waste Water Network that serves this proposed development.

SEPA - Water Environment

10-Jul-14 SEPA made no adverse comments at the time of the application relative to the water environment but sought to ensure that all developments took place in accordance with their regulations.

WLC Contaminated Land

10-Jul-14 No issues were raised at the time of the planning application.

WLC Economic Property Development

10-Jul-14 No issues.

WLC Waste Management

10-Jul-14 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

WLC NETS and Land Services

10-Jul-14 No comments.

SEPA - Flooding

10-Jul-14 SEPA made no adverse comments on the proposals at the time of the application relative to flooding

WOSAS

10-Jul-14 No adverse comments, sought a conditions to be attached the planning consent relative to archaeological assessments

WLC Education

10-Jul-14 No adverse comments were made at the time of the planning application. Catchment schools are St Margaret's Academy, Inveralmond CHS, Toronto Primary and Howden St Andrews.

WLC Environmental Health

10-Jul-14 No issues

WLC Flood Risk Assessment

10-Jul-14 No adverse comments, no requirements for either a Flood Risk Assessment or a Drainage Impact Assessment.

WLC Transportation

10-Jul-14 Detailed issues relating to access and car parking were dealt with at the time of the planning application.

NHS - Lothian

19-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.

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.

SNH

18-Mar-13 No comments made.

Historic Scotland

24-Jul-13 Historic Scotland have previously commented in detail on planning applications relative to the conversion of Howden House.

LP Ref / UCS Ref

/ LIV 15

Audit

EOI no

Consult Position

Dismissed

Category

Enquiries Possible

Consult Update

10-Jul-14

Planning Officer

Prime Quality Agricultural Land No

Class Description

Conclusions

Brown/Gree Brownfield

Conclusion Date

10-Jul-14

Site has been re-opened as a car sales showroom, its most recent use.

Riverside Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy

List of Consultations and Dates

Current Status

Proposed Use

SNH

18-Mar-13

No issues identified.

WOSAS

20-Feb-13

A small unroofed building annotated as a ruin was depicted on the 1st edition immediately south-west of this plot. Other than this, the site was depicted as undeveloped farmland on the 1st, 2nd and 3rd edition maps. The site of the ruin is likely to have been removed by construction of the adjacent Almond Interchange, while the plot itself is currently occupied by a large garage and surrounded by a surfaced yard. Construction of these features is likely to have removed the potential for buried material relating to earlier phases of occupation to survive, and as a result, the development of this plot is unlikely to raise a

WLC Waste Management

12-Jul-12

WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

Coal Authority

15-Feb-13

The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

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.

WLC Economic Property Development

07-Feb-13

No comment. It is noted that the site has been recently redeveloped as pre the previous lawful use as a car sales garage.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

Transport Scotland

03-Apr-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.

Historic Scotland

08-Mar-13

Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Flood Risk Assessment

27-Feb-13

The National Pluvial Map indicates that the area is potentially vulnerable to pluvial flooding and hence consideration should be given to a detailed drainage impact assessment. The River Almond lies 240m south of the site. Water resilient measures are needed on this site.

WLC NETS and Land Services

03-Apr-13

Planning gain opportunity to enhance & enrich local open space.

SEPA - Water Environment

27-Feb-13

Scottish Water will advise re Sewage Treatment Water capacity. There is no requirement for any buffer strip and there are no restoration opportunities.

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.

WLC Transportation

09-Apr-13

See Transport Background Paper to the Main Issues Report (MIR) for details

SEPA - Flooding

09-Jul-13

No issues.

WLC Contaminated Land

19-Jul-13

The council's historical maps were reviewed. This records the site was utilised for a factory or engineering works, a potentially significant source of contamination. Other potentially contaminative industries, e.g. paper mill have operated within the vicinity of the site.

WLC Environmental Health

08-May-13 Potential noise issue from road traffic.

3083 Livingston South Station

Livingston

LP Ref / UCS Ref	/ LIV 20	Audit	EOI-0101	
EOI no	EOI-0101		Consult Position	Dismissed
Category	Expression of Interest		Consult Update	10-Jul-14
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree Mixed		Conclusion Date	10-Jul-14

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Education

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

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

NHS - Lothian

19-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.

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.

WLC Environmental Health

15-Mar-13 No issues identified.

WOSAS

20-Feb-13 No sites have been recorded from the boundaries of this small plot, which was shown as undeveloped on the 1st, 2nd and 3rd edition OS maps. The plot is still shown as unoccupied on modern maps, though it may have been affected by landscaping associated with construction of the adjacent Murieston West Road and the car park to the south. Although its apparently undisturbed nature could suggest the potential to produce buried deposits, this potential does not appear particularly high, and the development of this site seems unlikely to raise a substantive archaeological issue.

SNH

18-Mar-13 No issues identified.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity. There are sections of foul and surface water pipes running through this site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

07-Feb-13 This site is not considered appropriate for residential development. Local centre uses would be more appropriate, albeit that there is a restricted and poorly configured access.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

WLC NETS and Land Services

03-Apr-13 Planning gain opportunity to enhance & enrich local open space.

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. railway lines have operated within the vicinity of the site.

WLC Transportation

27-Nov-13 Existing access to be used. See also Transport Background Paper to the Main Issues Report (MIR) for details.

SEPA - Flooding

18-Apr-13 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the southern perimeter. There are upstream and downstream culverts/bridges which may exacerbate flood risk to the site. Site will likely be heavily constrained due to flood risk. Consideration should be given to the removal of this site from the plan. This development could potentially impact on other sites if developed in terms of flood risk.

SEPA - Water Environment

27-Feb-13 There is a small watercourse on the southern boundary. A 6m -12m buffer is required from any development on the site to the watercourse. There are no restoration opportunities. The other closest water body to the site is the Murieston Water, some 201m south of the site. Scottish Water will advise re Sewage Treatment Works capacity.

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.

Transport Scotland

03-Apr-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 Flood Risk Assessment

10-Jul-13 Flood Risk Assessment is required. Culvert at east end of the site. Site has little development capacity also due to flood risk from the watercourse. There is also a history of backing up from the culvert. (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

LP Ref / UCS Ref	/ LIV 23	Audit	EOI-0155
EOI no	EOI-0155	Consult Position	Preferred
Category	Expression of Interest (WITHDRAWN)	Consult Update	09-Jul-14
Planning Officer		Prime Quality Agricultural Land	No
Conclusions	Brown/Gree Brownfield	Conclusion Date	09-Jul-14

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

09-Jul-14 No comments as the proposal is for a non housing use. Local neighbourhood centres could possibly include a residential development in which case proposals would have to be assessed at that time.

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

NHS - Lothian

19-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.

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.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

WOSAS

20-Feb-13

On the 1st edition, this plot was shown as being occupied by a farmstead named 'Crofthead'. The buildings of this farm were arrayed around three sides of a courtyard, an arrangement that would tend to suggest that it was constructed during or after the period of widespread agricultural improvement of the late 18th and 19th centuries. However, the place-name 'Crofthead' also appeared on Roy's Military Survey of Scotland, indicating settlement on the site from at least the mid 18th century, if not earlier. The buildings depicted on the 1st edition also appear on later OS maps, including modern editions, and indeed, appear to remain to the present day. The proposed development of this plot would therefore raise two potential archaeological issues. Firstly, it is likely that some level of building survey would be required should the buildings be proposed for demolition. Secondly, it is likely that some form of fieldwork, either evaluation or monitoring, would be required in relation to any new development that involved substantial amounts of ground disturbance, to look for material relating to

Scottish Water

12-Mar-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.

Coal Authority

26-Feb-13

The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13

No issues identified.

WLC Economic Property Development

07-Feb-13

Residential development and/or local centres uses are considered appropriate.

WLC NETS and Land Services

03-Apr-13

Equipped play area recently upgraded. Planning gain requirement to improve quality of local open space.

Transport Scotland

03-Apr-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 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.

SEPA - Water Environment

27-Feb-13

There are no restoration opportunities and there is no buffer strip opportunities. Scottish Water will advise regarding Sewage Treatment Work capacity.

WLC Environmental Health

08-May-13

There are potential noise issues from road traffic and commercial development to the north.

WLC Flood Risk Assessment

10-Jul-13

No significant issues as site is elevated in nature. (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

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 have operated within the vicinity of the site.

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.

SEPA - Flooding

27-Feb-13 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site and no water resilient measures are recommended. There is potentially a culvert near (or beneath) the site. No further information available. 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." Surface water issues/water ponding recorded nearby in 2001 and 2008. No further information provided.

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

LP Ref / UCS Ref

/ LIV 21

Audit

EOI no

Consult Position

Dismissed

Category

Enquiries Possible

Consult Update

11-Jul-14

Planning Officer

Prime Quality Agricultural Land No

Class Description

Conclusions

Brown/Gree Brownfield

Conclusion Date

11-Jul-14

This site is not being considered as an allocation for the LDP

Toronto Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy

List of Consultations and Dates

Current Status

Proposed Use

WLC Education

22-Jul-14

No objections, developer contributions would be required for denominational secondary provision. The catchment schools are St Margaret's Academy, Inveralmond CHS, Toronto Primary and Howden St Andrews.

HSE (Health and Safety Executive)

01-Sep-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

Coal Authority

26-Feb-13

The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

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.

SNH

18-Mar-13

No issues identified.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity. There are sections of surface water pipes running through this site.

WOSAS

20-Feb-13

This site was shown as undeveloped farmland on the 1st and 2nd edition OS maps. The ground surrounding St Paul's Church does not appear to have been substantially affected by ground disturbance associated with the development of the church itself, or of the adjacent housing and road network, suggesting that it could retain the potential to produce buried material relating to earlier phases of occupation, though this potential does not appear particularly high, as it is likely that the

WLC Economic Property Development

07-Feb-13

No comment.

WLC Waste Management

12-Jul-12

WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

WLC Environmental Health

08-May-13

Potential noise issue from road traffic.

WLC Transportation

09-Apr-13

See Transport Background Paper to the Main Issues Report (MIR) for details

Transport Scotland

03-Apr-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

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 have operated within the vicinity of the site.

WLC Flood Risk Assessment

10-Jul-13

No significant issues. (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

SEPA - Water Environment

27-Feb-13

There is no water body adjacent to the site. There is no requirement for any buffer strip and there are no restoration

SEPA - Flooding

27-Feb-13

There is no requirement for any Flood Risk Assessment or Drainage Assessment required for this site. Surface water issues/water ponding recorded nearby in 2007 and 2008. In July 2007 surface water runoff was reported to have flooded garden ground in Mossbank. There is no requirement for any water resilient measures to be introduced.

Historic Scotland

08-Mar-13

Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

03-Apr-13

Planning gain opportunity to enhance & enrich local open space.

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.

LP Ref / UCS Ref	/ LIV 29	Audit		
EOI no			Consult Position	Preferred
Category	Enquiries Possible		Consult Update	
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date	
List of Consultations and Dates	Current Status	Proposed Use		

Bankton Primary/James Young High (The), St Ninians/St Margarets Academy

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

12-Mar-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.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

SNH

18-Mar-13 No issues identified.

NHS - Lothian

19-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.

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.

WLC Economic Property Development

07-Feb-13 This site has already been identified in the council's housing programme for redevelopment.

WOSAS

20-Feb-13 This plot was depicted as undeveloped ground on the 1st and 2nd edition OS maps, with the exception of a road shown running roughly north-south across it. On modern maps, the plot is largely occupied by Cheviot House, construction of which is likely to have removed any material relating to earlier occupation that may have been present on the site. As a result, development of this plot is unlikely to raise an archaeological issue.

WLC Flood Risk Assessment

10-Jul-13 No significant issues - (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

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 have operated within the vicinity of the site.

Transport Scotland

03-Apr-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.

SEPA - Water Environment

27-Feb-13 There is no requirement for a buffer strip and there are no restoration opportunities. Scottish water will advise regarding Sewage Treatment Work Capacity.

SEPA - Flooding

27-Feb-13 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site. Surface water issues/water ponding recorded nearby in 2001 and 2009. No further information provided.

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.

WLC NETS and Land Services

03-Apr-13 Planning gain opportunity to enhance & enrich local open space.

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 Environmental Health

24-May-13 No issues identified.

LP Ref / UCS Ref	/	Audit	AV010	
EOI no			Consult Position	Preferred
Category	Auditable		Consult Update	23-Jan-14
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree Greenfield		Conclusion Date	23-Jan-14
This site has planning permission for housing and is within the settlement envelope of Livingston				
Toronto Primary/Inveralmond Community High, St Ninians/St Margarets Academy				
List of Consultations and Dates	Current Status	Proposed Use		

NHS - Lothian

19-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.

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.

SNH

14-Feb-14 No objection to the development but, as protected species are known to be present in the vicinity, licensing and mitigation issues will require to be addressed and a full biodiversity assessment submitted.

SEPA - Water Environment

24-Feb-14 The River Almond forms part of the site boundary. A buffer strip is therefore required between the development and the watercourse. There are no opportunities for restoration within the site and standard SUDs are sufficient to prevent

Scottish Water

25-Feb-14 Water: There is sufficiency capacity at Pateshill WTW. No local network issues.
Waste: This site has been approved for connection based on a fully separate system.

SEPA - Flooding

24-Feb-14 A small part of the site is at risk from fluvial flooding. Potential development of allocation could increase the probability of flooding elsewhere. SEPA are aware of a Flood Risk Assessment (FRA) has been carried out on this site previously where the risk of flooding and areas proposed to avoid development were identified.

New or review of existing FRA be undertaken for site to ensure that all development avoids a risk of flooding, consideration for any structures should be undertaken in the FRA

WOSAS

24-Feb-14

We have provided comments in relation to a number of previous applications for the development of this plot, which falls within an Archaeological Consultation Trigger (ACT) relating to the discovery of cist burials in the vicinity during the 18th and 19th centuries. According to the Old Statistical Account (OSA) of 1798, four large irregular mounds formerly lay on the southern bank of the River Almond, directly opposite the site of Livingston House. A large number of cists were found near the surface of two of these mounds, some containing inhumation burials. Many of the cists had no cover stone, perhaps suggesting that they had been opened previously. The OSA recorded that several other cists of the same size and type had been found in the neighbourhood, but that the main concentration was in the vicinity of the mounds noted above. On the 1st edition Ordnance Survey map of 1852, the area to the south-west of the proposed development site was annotated 'Graves Knowes'. The OS Object Name Book (ONB) of the same year stated that this applied to a slight elevation on partly plantation and partly ploughed land, and that the name derived from the fact that a number of graves had been discovered upon it. The ONB quotes a Mr Bishop of Livingston, who stated that cists had been discovered when planting trees 60 years ago (c.1792), and that more had been dug up during subsequent ploughing and draining. The landowner at the time, a Mr Buchanan of Alderstone Mains, stated that over 100 cists had been found. These were usually composed of 7 or 8 stones, hammer dressed, and arranged two on edge for each side, one at each end and one or two laid on for the lid. He further stated that in some of the cists, a portion of the bones was quite perfect, particularly mentioning the small bones of the fingers, vertebrae, etc. In others, the bodies from the abdomen downward had been burned and the ashes and remains of the body placed in the cist, though no human remains were found in the majority of cases. The reference to cremations may indicate a Bronze Age date for some of the cists, possibly associated with a later long cist cemetery.

In response to previous consultations for the development of this plot, we advised that a programme of archaeological work should be undertaken in accordance with a written scheme of investigation, and this document was supplied and agreed in relation to planning application 0778/FUL/10, for the erection of 32 flats and 13 houses. A certain amount of the work outlined in this document was undertaken by AOC Archaeology Group in 2012, but my understanding is that elements of it still remain to be completed. It is likely, therefore, that it would be necessary to complete the outstanding elements of this programme as part of any subsequent proposals relating to this site.

Transport Scotland

18-Feb-14 Small site within Livingston. Nearest trunk road junction is J3 of the M8.

Whilst Transport Scotland has no significant comments to make on the site there may be a cumulative issue relating to those sites that would have an impact on J3 of the M8.

Scottish Enterprise

31-Jan-14 No comments, housing site.

WLC Contaminated Land

11-Feb-14 Council historical mapping shows no potentially contaminative activities having been carried out on site. Potentially contaminative industries, e.g. quarrying have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to ensure land is suitable for use.

WLC Economic Property Development

10-Feb-14 No comments.

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

WLC Transportation

27-Nov-13 Access required as per planning permission. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

British Airports Authority (BAA)

30-Jan-14 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.

WLC Waste Management

31-Jan-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

30-Jan-14 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.

2190 Deans South Road - Corner Site

Livingston

LP Ref / UCS Ref / LIV 12 Audit DS001-356139
EOI no Consult Position Preferred
Category Enquiries Possible Consult Update 31-Mar-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 31-Mar-14

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 site is an alternative site to other sites in the Deans area of Livingston This strategy is in accordance with Scottish Government policy and the Strategic Development Plan.

Deans Primary/Deans Community High, St John Ogilvie/St Margarets Academy

List of Consultations and Dates Current Status Proposed Use

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

WLC Education

02-Nov-13 No objections, developer contributions required for RC Secondary. The catchment schools are Deans CHS, Deans Primary, St Margaret's Academy and St John Ogilvie RC Primary.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity. There are sections of foul and surface water pipes running through this site.

WOSAS

20-Feb-13 This small plot was depicted as undeveloped ground on the 1st, 2nd and 3rd edition Ordnance Survey maps. More recent OS maps indicate that it was formerly occupied by a building, located in the NW corner of the plot, but this has subsequently been demolished. Current aerial photographs show that the site is still partially occupied by areas of hard standing. The development of this plot is unlikely to raise a significant archaeological issue

NHS - Lothian

19-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.

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.

WLC Economic Property Development

07-Feb-13 The site currently provides car parking which serves the adjacent pitch and there may well be resistance to the loss of this facility. However, in general terms, local centre uses would be more appropriate than housing.

SNH

18-Mar-13 No issues identified.

Coal Authority

14-Mar-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

SEPA - Flooding

27-Feb-13 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site. Surface water issues/water ponding recorded nearby in 2008 and 2009. No further information provided. There are no water resilient measures recommended to be provided.

WLC Waste Management

09-Jul-13 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

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.

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 and railway lines have operated within the

SEPA - Water Environment

27-Feb-13 There are no nearby water courses or water bodies of any significance. There are no restoration opportunities and there is no requirement for any buffer strip.

WLC Environmental Health

08-May-13 No issues identified.

WLC NETS and Land Services

03-Apr-13 Planning gain opportunity to enhance & enrich local open space.

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

27-Nov-13 Access off Deans South, road improvements required (new mini roundabout at junction with Elie Avenue) See also Transport Background Paper to the Main Issues Report (MIR) for further details.

Transport Scotland

03-Apr-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.

2215 Almondvale Roundabout South West

Livingston

LP Ref / UCS Ref / TCU 11 Audit 356618
EOI no Consult Position Preferred
Category Enquiries Possible Consult Update 19-Nov-13
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 19-Nov-13

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.

This site has an approved planning brief reflecting the council's aspirations to develop the site which has been declared surplus to requirements.

Bankton Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates Current Status Proposed Use

HSE (Health and Safety Executive)

09-Jan-13 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

Scottish Enterprise

23-May-14 No comments.

WLC Education

09-Jul-14 The site is within the catchment areas of St Ninian's and Bankton primary schools and at secondary level James Young High School, St Margaret's Academy.

For all sites within West Lothian, Education Services require the developer to contribute to denominational secondary school provision in line with approved supplementary planning guidance. Contribution rates are £1,983 per residential unit. This applies to most residential development although a number of exemptions apply. Actual payments will be index linked to the changes indicated in the RICS Building Cost Information Service Tender Price Index using the 1st quarter 2010 as the base date and the levels of contribution will be reviewed regularly to take account of changed circumstances. See details within detailed Supplementary Planning Guidance for specific exemptions.

WLC Economic Property Development

07-Feb-13 This site will present access issues for any use, but residential development and/or local centres uses are considered appropriate. The site has an approved planning brief.

WOSAS

20-Feb-13 This plot was shown as undeveloped on the 1st and 2nd edition OS maps, with the exception of two shelter belts of trees. It appears to have remained largely undeveloped into the present day, suggesting that it could retain some potential to produce buried archaeological material relating to previous phases of occupation. As a result, it is possible that we would recommend that archaeological evaluation trenching should take place in advance of any development.

NHS - Lothian

19-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.

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.

SNH

18-Mar-13 No issues identified.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

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 have operated within the vicinity of the site.

Transport Scotland

03-Apr-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.

SEPA - Flooding

27-Feb-13 SEPA require a Flood Risk Assessment which assesses the risk from the small watercourse which flows along the western perimeter of the site. The Flood Risk Assessment should consider any nearby culverts. Surface water issues/water ponding recorded nearby in 2001. No further information provided. It is not recommended that any water resilient features be

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.

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

30-Apr-13 Planning gain opportunity to enhance & enrich local open space.

WLC Transportation

27-Nov-13 Access as per approved planning brief. See also Transport Background Paper to the Main Issues Report (MIR) for details

SEPA - Water Environment

27-Feb-13 There is a watercourse that forms part of the southern and western boundaries. A 6m buffer would be required from any development to the watercourse. There would also be restoration opportunities to the watercourse through any developments. Scottish Water will advise regarding Sewage Treatment Works capacity

WLC Environmental Health

08-May-13 Potential noise issue from road traffic.

WLC Flood Risk Assessment

10-Jul-13 There is a small watercourse that runs through the site so any development would require to be subject to an appropriate set back to be agreed with the council. A Flood Risk Assessment is therefore required. (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

LP Ref / UCS Ref	AN /	Audit	EOI-0013
EOI no	EOI-0013	Consult Position	Preferred
Category	Expression of Interest	Consult Update	23-Jan-14
Planning Officer		Prime Quality Agricultural Land	No
Conclusions	Brown/Gree Greenfield	Conclusion Date	23-Jan-14

The Strategic Development Plan supports development within the core development areas. The site is within an identified core development area.

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.

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. Continued support of this greenfield release is supported in this instance.

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

List of Consultations and Dates	Current Status	Proposed Use
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Scottish Enterprise

17-Mar-13 Continued support this employment allocation.

WLC Education

09-Jul-14 No issues, site is allocated for non-housing use.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

30-Jan-14 Possible requirement for Flood Risk Assessment and Drainage Assessment. There is a small watercourse along the south west boundary that should be investigated. Majority of site is likely developable. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

SEPA - Water Environment

14-Jun-12 Buffer strip required including recommended width to be confirmed by SEPA when details submitted. No other significant issues however.

WLC Environmental Health

19-Jul-12 The location of the site is such that there are potential noise issues for nearby residential properties depending on use).

WLC Contaminated Land

16-Jun-11 No known issues.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

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.

WLC Economic Property Development

07-Feb-13 Support continues for this allocation, site within Core Development Area established in the adopted West Lothian Local Plan

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details.

SEPA - Flooding

15-Feb-12 Information provided from the council states a possible requirement for Flood Risk Assessment and Drainage Assessment. There is a small watercourse along the south west boundary that should be investigated. The majority of site is likely

HSE (Health and Safety Executive)

12-Mar-14 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.

The sites lies within the inner, outer and middle consultation zones for the Ineos Wilton to Grangemouth Ethylene Pipeline. The hSE and Ineos would both require to be consulted on any planning application for development on this site.

Transport Scotland

03-Apr-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.

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.

Historic Scotland

31-May-12

Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12

No sites have been recorded from within the boundaries of this plot, though it is located immediately to the south of West Long Livingston. This farm was shown on the 1st edition Ordnance Survey map of the mid 19th century, and the site was also shown on Roy's Military Survey of Scotland, conducted in the period 1747-55, though on Roy it is identified as Long Livingston. This indicates that there has been occupation on the site for at least the last 250 years, pre-dating the period of widespread agricultural improvements in the late 18th and early 19th centuries. The plot itself was depicted as largely undeveloped on the 1st, 2nd and 3rd edition Ordnance Survey maps, with the exception of a number of field boundaries and a sheepfold shown on the 2nd edition at the western boundary of the site. Current OS maps and aerial photographs suggest that the plot remains predominantly Greenfield, and does not appear to have been disturbed by extensive development during the modern period. As a result, it retains the potential to produce buried deposits associated with earlier phases of

LP Ref / UCS Ref	AS	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield	Conclusion Date		19-Nov-13

The Strategic Development Plan supports development within the core development areas. The site is within an identified core development area.

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.

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. Continued support of this greenfield release is supported in this instance.

Seafield Primary/Deans Community High, Parkhead Primary/West Calder High, Our Lady of Lourdes/St Kentigerns Academy, St Marys (Polbeth)/St
List of Consultations and Dates **Current Status** **Proposed Use**

Scottish Enterprise

17-Mar-13 There is continued support for this employment allocation.

WLC Education

02-Nov-13 No issues, site is being promoted for a non housing site.

WLC Contaminated Land

16-Jun-11 No known issues.

WLC Flood Risk Assessment

30-Jan-14 The West Calder Burn flows to the south. Information provided from the council states a possible requirement for FRA and DIA. We would support this. Majority of site is likely developable. SEPA Flood Risk Map 2013 Update - A large area of this site appears to be at risk of pluvial flooding. A flood risk assessment will be required to assess the risk of flooding and determine the extent of the site capable of being developed without compromise. The usual attenuation and treatment of runoff criteria

NHS - Lothian

19-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.

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
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- * 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.

WLC Economic Property Development

07-Feb-13 This site needs to be sub-divided from the original allocation to allow for further development.

SNH

18-Mar-13 No comments made.

WLC Environmental Health

19-Jul-12 The location of the site is such that there are potential noise issues for nearby residential properties depending on use).

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Flooding

15-Feb-12 The West Calder Burn flows to the south. Information provided from the council states a possible requirement for Flood Risk Assessment and Drainage Assessment for the site and SEPA would support this as part of the site could be at risk of fluvial flooding from the burn. The development of this site also has the potential to increase the possibility of flooding elsewhere unless there are appropriate mitigation measures in place.

WOSAS

31-May-12 Two sites have been recorded from within this plot. One is a roofless building, which was depicted on the 1st edition Ordnance Survey map, the other is Gavieside Farm itself. The main farm house is a category B-listed building dating from 1730. Other than these, the plot was shown as being largely undeveloped on the 1st and 2nd edition OS maps, with the exception of fields. While there is evidence for large-scale disturbance in the area to the SW of Gavieside, this does not appear to have impinged on the CDA, and modern OS maps and aerial photographs suggest that it has not been subject to substantial previous disturbance during the modern period. This would suggest that the ground retains some potential to

Transport Scotland

03-Apr-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.

SEPA - Water Environment

15-Feb-12 No significant issues, detailed assessments would however have to be made at the detailed planning application stage regarding any buffer strip requirements or restoration opportunities. The buffer strip is likely to be required of a minimum of

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

27-Nov-13 Access requirements to accord with Core Development Area master plan for Gavieside. See also Transport Background Paper to the Main Issues Report (MIR) for details.

HSE (Health and Safety Executive)

12-Mar-14 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.

The sites lies within the inner, outer and middle consultation zones for the Ineos Wilton to Grangemouth Ethylene Pipeline and therefore HSE would require to be consulted on any planning application to develop the site.

British Airports Authority (BAA)

19-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.

1396 Almondvale Stadium NE

Livingston

LP Ref / UCS Ref	AV008	/	Audit	AV008	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	09-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	09-Jul-14

This site is preferred for development for housing within the town centre uses boundary in the adopted West Lothian Local Plan to reflect recent planning permissions.

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.

This 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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Education

02-Nov-13 Comments made previously on planning application 0124/ARM/08. Financial contribution required towards RC Secondary School provision, catchment schools are Inveralmond CHS, St. Margaret's Academy, St Ninians RC Primary & Toronto

HSE (Health and Safety Executive)

09-Jan-13 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

NHS - Lothian

19-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.

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.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated in the adopted West Lothian Local Plan 2009 for town centre uses that may include some residential use which could be higher density flatted development as per policy TC2 in the adopted plan

WLC Contaminated Land

14-Jun-12 No known issues.

SNH

18-Mar-13 No issues identified.

SEPA - Flooding

15-Feb-12 No current site provided but this area was part of a previous consultation (EOI-0189). SEPA would require a Flood Risk Assessment (FRA) which assesses the flood risk from the River Almond and the small watercourse flowing through the southern area of the site. Site may be constrained due to flood risk. There are no water resilient measures required for this site

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 There is support for the suggested development options for this site and this is a council owned site, which could include some employment uses including town centre uses that include retail, leisure, offices, business, recreational, and high

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.

WLC Transportation

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

Transport Scotland

03-Apr-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.

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.

WLC Environmental Health

24-May-13 Development of this site could be potentially affected by noise from activities at the adjacent stadium.

WLC Flood Risk Assessment

31-Jan-13 A Flood Risk Assessment is required for this site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a town centre uses site within the town centre boundary in the adopted West Lothian Local Plan 2009.

WOSAS

31-May-12 LP Ref does not appear among those listed in GIS shapefile, and no polygon is defined at the supplied grid reference. Three polygons are defined in the vicinity of Almondvale Stadium on Map 3, though none have an LP reference. All fall within an Archaeological Consultation Trigger (ACT) area, however, in this instance associated with a long cist cemetery recorded in the Ordnance Survey Object Name Book of 1852 from the area. Although there has been considerable development in the vicinity during the course of the 20th century, some potential may remain for additional burials or associated deposits to survive in the vicinity, particularly in those areas that have been less affected by ground disturbance.

WLC NETS and Land Services

23-Apr-13 No comments.

LP Ref / UCS Ref	CEM1	/	Audit		
EOI no				Consult Position	Preferred
Category	Urban Capacity Site			Consult Update	21-May-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree			Conclusion Date	21-May-14

This site is a continuation of an allocated site from a cemetery extension at Charlesfield Road in Livingston, that it is proposed will continue to be allocated in the LDP.

Bankton Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

British Airports Authority (BAA)

21-May-14 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.

WOSAS

21-May-14 No specific issues or concerns.

SEPA - Water Environment

21-May-14 No specific issues or concerns, no specific restoration requirements.

WLC Education

21-May-14 No issues, site is allocated for cemetery use.

SEPA - Flooding

21-May-14 No specific issues or concerns. It is noted that there is a drain at the southern end of the site.

HSE (Health and Safety Executive)

21-May-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

WLC NETS and Land Services

21-May-14 Detailed landscaping would require to be assessed through any detailed planning application, support for continued allocation of site for cemetery use.

WLC Transportation

21-May-14 Access and parking would require to be assessed through any detailed planning application.

Transport Scotland

21-May-14 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.

Historic Scotland

21-May-14 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

21-May-14 No specific comments or concerns.

WLC Contaminated Land

21-May-14 No specific comments or concerns.

WLC Waste Management

21-May-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

21-May-14 No comments, site is allocated for cemetery use.

SNH

23-May-12 No adverse comments

WLC Economic Property Development

21-May-14 No comments, site is allocated for cemetery use.

Coal Authority

21-May-14 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Environmental Health

21-May-14 No specific comments or concerns.

WLC Flood Risk Assessment

21-May-14 No specific issues or concerns. It is noted that there is a drain at the southern end of the site.

3172 Almondvale Stadium Alderstone Road Livingston

Livingston

LP Ref / UCS Ref	COU10/11	/ TCU 5,6 & 7	Audit	EOI-0189	
EOI no	EOI-0189			Consult Position	Preferred
Category	Expression of Interest (WITHDRAWN)			Consult Update	09-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	09-Jul-14

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Education

02-Nov-13 Any proposals for housing will be assessed against catchments schools and school capacity at the time of any application and developer contributions will be payable for RC Secondary catchment and may be required for other catchments. Catchments are St Margaret's Rc Sedcondary, Inverlmond CHS, Toronto Primary and St Ninians RC Primary.

WLC Flood Risk Assessment

23-Jan-14 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.

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.

WLC NETS and Land Services

23-Jan-14 From an Open Space Strategy perspective, there are no objections to this proposal.

SEPA - Water Environment

23-Jan-14 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Environmental Health

23-Jan-14 design requirement for protection of residential developments from commercial noise.

Transport Scotland

23-Jan-14 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.

Scottish Water

23-Jan-14 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)

WLC Economic Property Development

23-Jan-14 Planning consents are in place for a mixed use. The general mix of residential and town centre uses remains appropriate.

WLC Waste Management

23-Jan-14 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

WLC Contaminated Land

23-Jan-14 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 Transportation

23-Jan-14 Access via existing onto Alderstone Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

Scottish Enterprise

23-Jan-14 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

SEPA - Flooding

23-Jan-14 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

SNH

23-Jan-14 Site already largely under development with existing stadium and separate, adjacent supermarket. Protected species known to be in the vicinity, therefore a biodiversity assessment should accompany any planning application. 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

WOSAS

23-Jan-14 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

HSE (Health and Safety Executive)

23-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

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

Coal Authority

23-Jan-14 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.

NHS - Lothian

23-Jan-14 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

3141 Site west of Manitoba Avenue and Nelson Avenue,

Livingston

LP Ref / UCS Ref	COU21	/	Audit	EOI-0159	
EOI no	EOI-0159			Consult Position	Dismissed
Category	Expression of Interest (WITHDRAWN)			Consult Update	11-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	11-Jul-14
This site was withdrawn from the assessment process by the Council Executive on 28 June 2011.					
Toronto Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy					
List of Consultations and Dates	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.

NHS - Lothian

31-Jan-14 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.

LP Ref / UCS Ref	COU25 /	Audit	EOI-0172
EOI no	EOI-0172	Consult Position	Preferred
Category	Expression of Interest	Consult Update	18-Nov-13
Planning Officer		Prime Quality Agricultural Land	No
Conclusions	Brown/Gree Brownfield	Conclusion Date	18-Nov-13

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

List of Consultations and Dates **Current Status** **Proposed Use**

Coal Authority

23-Jan-14 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)

23-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

NHS - Lothian

23-Jan-14 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

Scottish Enterprise

23-Jan-14 No specific issues or concerns. Ensure supply of effective allocated employment sites exists to adequately support the predicted level of demand that is anticipated.

Historic Scotland

23-Jan-14 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

SEPA - Water Environment

23-Jan-14 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 opprtunities.

WOSAS

23-Jan-14 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.

SEPA - Flooding

23-Jan-14 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site or any flood resilient

Scottish Water

23-Jan-14 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.

WLC Education

23-Jan-14 Education support.

SNH

23-Jan-14 No records.

WLC Flood Risk Assessment

23-Jan-14 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

WLC Waste Management

23-Jan-14 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

WLC Transportation

23-Jan-14 Access via existing at Owen Square and Morris Square. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Contaminated Land

23-Jan-14 Car parking and former demolition site. Site Investigation likely to be required.

WLC NETS and Land Services

23-Jan-14 Planning gain equivalent to play provision of 400m2 would be required. Landscaping should be sensitive and appropriate for the location.

Transport Scotland

23-Jan-14 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 Economic Property Development

23-Jan-14 Support mixed use development.

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.

WLC Environmental Health

23-Jan-14 No issues.

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.

3162 Site north of Deans Community High School

Livingston

LP Ref / UCS Ref	COU33	/	Audit	EOI-0179	
EOI no	EOI-0179			Consult Position	Preferred
Category	Expression of Interest			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Mixed		Conclusion Date	19-Nov-13

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

23-Jan-14 Education support - contributions required for denominational secondary school and St John Ogilvies Primary School, if site developed for housing. Site now promoted however for possible extension to Deans CHS.

WLC Economic Property Development

23-Jan-14 No comments.

SNH

23-Jan-14 No records.

Scottish Water

23-Jan-14 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.

Transport Scotland

23-Jan-14 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

23-Jan-14 No known issues. Car Park on site. Site Investigation likely to be required.

WLC Environmental Health

23-Jan-14 No issues.

WLC Transportation

23-Jan-14 Use existing access. See also Transportation Background Paper to the Main issues Report (MIR) for details.

SEPA - Water Environment

23-Jan-14 There is no significant water body nearby the site and there is no buffer strip required or any restoration opportunities.

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.

WLC Waste Management

23-Jan-14 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

WOSAS

23-Jan-14 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.

WLC Transportation

27-Nov-13 Existing access to be used. See also Transport Background Paper to the Main Issues Report (MIR) for details.

HSE (Health and Safety Executive)

23-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

WLC NETS and Land Services

23-Jan-14 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

WLC Flood Risk Assessment

23-Jan-14 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.

Scottish Enterprise

23-Jan-14 No specific issues or concerns.

Coal Authority

23-Jan-14 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.

NHS - Lothian

23-Jan-14 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

SEPA - Flooding

23-Jan-14 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.

Historic Scotland

23-Jan-14 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

1015 James Young High School Blaes Pitch

Livingston

LP Ref / UCS Ref COU35 / LIV 24 Audit 31229
EOI no Consult Position Preferred
Category Enquiries Possible Consult Update 10-Jul-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 10-Jul-14

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 to be safeguarded for a possible extension to James Young High School.

The proposal is supported as infill development within the settlement envelope.

There has been a planning brief previously approved on the site for mixed uses.

Bankton Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Education

22-Nov-13 No adverse comments, site to be safeguarded for possible extension to James Young High.

HSE (Health and Safety Executive)

09-Jan-13 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

WOSAS

20-Feb-13 This site was shown as undeveloped farmland on the 1st and 2nd edition OS maps. On current aerial photographs, however, it is shown as being occupied by artificial sports pitches associated with the James Young High. Construction of this feature is likely to have removed any material associated with earlier phases of occupation that may have been present, and as a result, the development of this plot is unlikely to raise a significant archaeological issue.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

NHS - Lothian

19-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.

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 Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Economic Property Development

07-Feb-13 Residential development is considered appropriate.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No issues identified.

WLC Flood Risk Assessment

10-Jul-13 Culvert close by on the eastern side of the site that drains to the River Almond, however this is not considered to be an impediment to any development potential on the site and also the site can be wet in nature. (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

WLC Environmental Health

08-May-13 Potential noise conflict arising from road and recreation ground noise.

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.

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

SEPA - Flooding

27-Feb-13 SEPA require a Flood Risk Assessment which assesses the flood risk from the culvert which is shown to flow beneath 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.". Surface water issues/water ponding recorded nearby in 2001 and 2008. There are no water resilient measures required for this site.

WLC NETS and Land Services

03-Apr-13 Planning gain opportunity to enhance & enrich local open space.

WLC Transportation

27-Nov-13 Access via existing at unnamed road serving supermarket. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

Transport Scotland

03-Apr-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.

SEPA - Water Environment

27-Feb-13 There is no requirement for any buffer strip to any watercourse and there are no restoration opportunities. Scottish Water will advise regarding any Sewage Treatment Work Capacity.

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 have operated within the vicinity of the site.

3159 Site East of Glen Road Junction

Livingston

LP Ref / UCS Ref	COU8	/	Audit	EOI-0176	
EOI no	EOI-0176			Consult Position	Preferred
Category	Expression of Interest			Consult Update	18-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	18-Nov-13

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC NETS and Land Services

23-Jan-14 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.

Coal Authority

23-Jan-14 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

23-Jan-14 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

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.

HSE (Health and Safety Executive)

23-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

Scottish Enterprise

23-Jan-14 No specific issues or concerns.

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.

NHS - Lothian

23-Jan-14 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

WLC Waste Management

23-Jan-14 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

WLC Environmental Health

23-Jan-14 No potential issues identified.

Scottish Water

23-Jan-14 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.

WLC Transportation

23-Jan-14 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 Flood Risk Assessment

23-Jan-14 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 Education

23-Jan-14 Hall and classroom extension may be required at St John Ogilvies Primary School.

WLC Economic Property Development

23-Jan-14 No comments.

Update at 25 June 2013 - Site approved by Council Executive 25 June 2013 as contributing to the council house build

Transport Scotland

23-Jan-14 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.

SNH

23-Jan-14 Opportunity to maintain existing path connections through site.

SEPA - Flooding

23-Jan-14 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

23-Jan-14 There is no requirement for any buffer strip and there are no restoration opportunities and there are no other comments.

WOSAS

23-Jan-14 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

WLC Contaminated Land

23-Jan-14 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been

LP Ref / UCS Ref	COU9	/	Audit		
EOI no	EOI-0180			Consult Position	Preferred
Category	Expression of Interest (WITHDRAWN)			Consult Update	18-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	18-Nov-13

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Environmental Health

23-Jan-14 No potential issues identified.

WLC NETS and Land Services

23-Jan-14 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

Scottish Water

23-Jan-14 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.

WLC Flood Risk Assessment

23-Jan-14 A Flood Risk Assessment is required for this site.

HSE (Health and Safety Executive)

23-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

NHS - Lothian

23-Jan-14 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

WLC Education

23-Jan-14 Hall and classroom extension may be required at St John Ogilvie's Primary School.

SEPA - Flooding

23-Jan-14 There is 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.

WLC Contaminated Land

23-Jan-14 No known issues. However, developers should satisfy themselves that all matters relating to ground conditions have been

Scottish Enterprise

23-Jan-14 No specific issues or concerns.

Transport Scotland

23-Jan-14 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 Economic Property Development

23-Jan-14 No comments.

Update at 25 June 2013 - Site approved by Council Executive 25 June 2013 as contributing to the council house build

Historic Scotland

23-Jan-14 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

WOSAS

23-Jan-14 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.

SEPA - Water Environment

23-Jan-14 No comments.

WLC Waste Management

23-Jan-14 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

WLC Transportation

23-Jan-14 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.

Coal Authority

23-Jan-14 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.

SNH

23-Jan-14 No comments.

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.

LP Ref / UCS Ref	ELv15	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	19-Nov-13

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.

Deans Primary/Deans Community High, St Columbas/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

09-Jul-14 No comments, proposal is for a non housing use allocation.

WLC NETS and Land Services

09-Jul-14 No comments

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

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are also no restoration opportunities.

WLC Contaminated Land

30-Jun-11 No known issues, although adjacent to former shale bing, Phase I Contaminated Land Assessment likely to be required.

WLC Flood Risk Assessment

31-Jan-13 No apparent issues, no Flood Risk Assessment or Drainage Assessment required.

NHS - Lothian

19-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.

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.

SNH

18-Mar-13 No comments made.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. The site is undeveloped at the time of writing.

WLC Transportation

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

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12

No sites have been recorded from within this plot. Comparison with available historical maps indicates that there has been a degree of previous disturbance on the site, associated with former extractive activities, with the 2nd and 3rd edition maps showing two small pits or quarries towards the western end of the site. These do not appear on modern OS maps of the area, and there does not appear to be any map evidence to suggest that the plot itself has been previously affected by largescale quarrying, which could suggest that it may retain some potential to produce buried deposits associated with earlier phases of occupation. Current aerial photographs suggest, however, that there may have been previous dumping on

Scottish Enterprise

13-Mar-12

This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Flooding

15-Feb-12

There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site.

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.

2301 Caputhall Road Central

Livingston

LP Ref / UCS Ref ELv16 / **Audit**

EOI no **Consult Position** Preferred

Category Employment and Business **Consult Update** 19-Nov-13

Planning Officer **Prime Quality Agricultural Land** No **Class Description**

Conclusions **Brown/Gree** Brownfield **Conclusion Date** 19-Nov-13

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.

Deans Primary/Deans Community High, St Columbas/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

WLC NETS and Land Services

23-May-13 No comments.

HSE (Health and Safety Executive)

09-Jul-11 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

WLC Education

02-Nov-14 No comments, site is allocated for a non housing use.

SEPA - Water Environment

14-Jun-12 There is no requirement for a buffer strip and there are no restoration opportunities.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. The site is undeveloped at the time of writing.

WLC Contaminated Land

30-Jun-11 No known issues, although adjacent to former shale bing, Phase I Contaminated Land Assessment likely to be required.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

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.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Flood Risk Assessment

30-Jan-14 No apparent issues, there is no requirement for a Flood Risk Assessment or Drainage Assessment for this site. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Transport Scotland

03-Apr-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.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site.

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.

WLC Transportation

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

WOSAS

31-May-12 No sites have been recorded from within this plot. It was shown as undeveloped on the 1st edition OS map, though by the 2nd edition, a mineral railway line was shown running across the SW corner of the plot. This feature was also shown on the 3rd edition, though there is no indication from these maps that the plot itself was substantially affected by mining. Current maps and aerial photographs suggest that it remains as open ground, which could suggest that it may retain the potential to produce buried deposits, though it is possible that landscaping associated with the creation of the industrial estate may have had an impact on these. The extent of these previous groundworks is uncertain.

Historic Scotland

22-Apr-13 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

LP Ref / UCS Ref	ELv17	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	19-Nov-13

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.

Deans Primary/Deans Community High, St Columbas/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC NETS and Land Services

23-May-14 No comments.

WLC Education

02-Nov-13 No comments as site proposed relates to a non housing use.

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

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are also no restoration opportunities for this site.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. The site is undeveloped at the time of writing.

WLC Flood Risk Assessment

30-Jan-14 No apparent issues, there is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Contaminated Land

30-Jun-11 No known issues, although adjacent to former shale bing, Phase I Contaminated Land Assessment likely to be required.

NHS - Lothian

19-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.

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.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Environmental Health

19-Jun-12 No issues identified.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

SNH

18-Mar-13 No comments made.

Transport Scotland

03-Apr-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.

WOSAS

31-May-12 No sites have been recorded from within this small plot, which was depicted as undeveloped on the 1st, 2nd and 3rd edition OS maps. This could suggest that it may retain some potential to produce buried deposits associated with earlier phases of occupation, , though it is possible that landscaping associated with the creation of the industrial estate may have had an impact on these. The extent of these previous groundworks is uncertain, though current maps show slopes to the north and east of the plot, suggesting that an artificial platform may have been created. If this is the case, it would have an impact on the

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

SEPA - Flooding

09-Jul-13 No issues

WLC Transportation

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

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

LP Ref / UCS Ref	ELv18	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	31-Mar-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	31-Mar-14

The site is allocated for development in the West Lothian Local Plan and contributes towards to established employment land supply for West Lothian. The site is allocated specifically for waste management uses in the adopted Plan, however, the council is now pursuing alternative sites in this regard, therefore the site lends itself to more mainstream employment uses, i.e. Class 4 (business), class 5 (general industrial) or class 6 (storage and distribution).

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are

Deans Primary/Deans Community High, St Columbas/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

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

WLC NETS and Land Services

09-Jul-14 Landscaping and tree planting/protection would require to be agreed at the detailed planning application.

WLC Education

09-Jul-14 No comments, site is being promoted for a non housing use.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Environmental Health

19-Jun-12 No issues identified.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. The site is undeveloped at the time of writing.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

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.

WLC Flood Risk Assessment

30-Jan-14 No apparent issues, there is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site. SEPA Flood Risk Map Update 2013 - Part of this site appears prone to some limited pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria

WLC Contaminated Land

30-Jun-11 No known issues, although adjacent to former shale bing, Phase I Contaminated Land Assessment likely to be required.

WLC Transportation

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

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

SEPA - Flooding

15-Feb-12 There is a small drain adjacent to the site. Consideration should be given to ensure there is no increase in runoff. The development of this site could lead to the increased risk of flooding to other land outwith this site. There is no requirement however for any Flood Risk Assessment or Drainage Assessment for this site. There are no water resilience measures

Transport Scotland

03-Apr-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.

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.

WOSAS

31-May-12

No sites have been recorded from within this plot, which was shown as largely undeveloped ground on the 1st edition OS map. By the time of the 2nd edition, the western end of the plot had been affected by a large quarry, which extended to the west. By the time of the 3rd edition, a number of additional small quarries were shown across the centre of the plot. Post-WWII maps show that much of the plot was subsequently subsumed by a large tip of waste material, and as a result, it is unlikely that archaeological work would be necessary in relation to the development of the plot.

LP Ref / UCS Ref	ELv2	/	Audit		
EOI no			Consult Position	Preferred	
Category	Employment and Business		Consult Update	19-Nov-13	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description 3.2
Conclusions	Brown/Gree	Brownfield	Conclusion Date	19-Nov-13	

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.

Bellsquarry Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Environmental Health

08-Nov-13 No comments

Historic Scotland

22-Nov-13 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

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

WLC Education

02-Nov-13 No issues, site is being promoted for a non residential use.

WLC NETS and Land Services

01-Nov-13 No comments.

WOSAS

25-Oct-13 No archaeology of any significance within or in close proximity of the site.

Scottish Water

22-Nov-13 No issues, developer would require to accord with any consents and technical permits required by Scottish Water.

Transport Scotland

09-Jul-14 s 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

NHS - Lothian

19-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.

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.

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

31-Jan-13 No apparent issues however it is noted that SEPA would require a Flood Risk Assessment for this site.

WLC Economic Property Development

15-Jun-12 The site should be retained as an allocation as no work has started on site and should be retained as an employment allocation within the established employment area boundary.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

British Airports Authority (BAA)

19-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.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment for the site which assesses the flood risk from the small watercourse (potentially culverted) which flows along the south and west boundary. Potential development of this allocation could increase the probability of flooding elsewhere. There are no water resilient measures required for this site.

WLC Transportation

27-Nov-13 Access via Brucefield Park West. See also Transportation Background Paper to the Main Issues Report (MIR) for further

WLC Contaminated Land

02-May-13 No potentially contaminative activities have been recorded on site. Potentially contaminative industries, e.g. factory works and quarrying, have operated within the immediate vicinity of the site.

2292 Appleton Parkway West

Livingston

LP Ref / UCS Ref ELv21 / **Audit**

EOI no **Consult Position** Preferred

Category Employment and Business **Consult Update** 19-Nov-13

Planning Officer **Prime Quality Agricultural Land** No **Class Description**

Conclusions **Brown/Gree** Greenfield **Conclusion Date** 19-Nov-13

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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Education

02-Nov-13 No comments, site is allocated for a non housing use.

WLC NETS and Land Services

23-May-13 No comments.

SEPA - Water Environment

14-Jun-12 There is no requirement for any buffer strip and there are no restoration opportunities.

Coal Authority

12-Mar-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 Culverting of Lochshot Burn not permissible. The council would require a Flood Risk Assessment which assesses the flood risk from the Lochshot Burn which flows to the south of the site. SEPA Updated Flood Risk Map 2013 - Parts of this site appears prone to some limited pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

SNH

18-Mar-13 No comments made.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. The site is undeveloped at the time of writing.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Environmental Health

19-Jun-12 No issues identified.

NHS - Lothian

19-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.

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.

WLC Contaminated Land

30-Jun-11 Situated adjacent to former oil works; army barracks formerly present on site. Investigation likely to be required.

Transport Scotland

03-Apr-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.

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

SEPA - Flooding

15-Feb-12 Information provided from the council states that culverting of Lochshot Burn not permissible. SEPA require a Flood Risk Assessment which assesses the flood risk from the Lochshot Burn which flows to the south of the site. Potential development of allocation could increase the probability of flooding elsewhere. A small part of the allocation is potentially at medium to high risk of fluvial flooding from the Lochshot Burn to the south of the site (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map). There are no watre resilient measures required for this site.

HSE (Health and Safety Executive)

12-Mar-14 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 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

WOSAS

31-May-12 One site has been recorded from within the boundaries of this plot, this being the former site of Barracks farmstead. This was depicted roofed on the 1st edition of the 6-inch OS map, on which it was shown as an L-shaped steading with separate house with garden to the S. The depiction of the steading shows evidence of a horse-engine house on its W side. The OS Name Book states 'this is a small farm steading with dwelling house of one storey and garden attached, occupied by Mr Robert Gibson, the Earl of Rosebery is proprietor (ONB 1855). It was shown on Johnston's County map, and on Roy's Military Survey of Scotland, conducted in the period 1747-55, but it is not depicted on the current edition of the OS 1:10000 scale map. Other than this, the plot was shown as undeveloped on the 1st, 2nd and 3rd edition OS maps, suggesting that it may retain some potential to produce buried deposits associated with earlier phases of occupation.

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.

3239 Appleton Parkway West

Livingston

LP Ref / UCS Ref ELv22 / **Audit**

EOI no **Consult Position** Preferred

Category Employment and Business **Consult Update** 19-Nov-13

Planning Officer **Prime Quality Agricultural Land** No **Class Description**

Conclusions **Brown/Gree** Greenfield **Conclusion Date** 19-Nov-13

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.

Deans Primary/Deans Community High, St John Ogilvie/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Education

02-Nov-13 No comments, site is a non housing site.

WLC NETS and Land Services

23-May-14 No comments

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

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Environmental Health

19-Jul-12 No issues identified.

WLC Contaminated Land

30-Jun-11 No known issues.

WLC Flood Risk Assessment

30-Jan-14 SUDs system in site to serve railway run off. No apparent issues. SEPA Updated Flood Risk Map 2013 - The usual attenuation and treatment of runoff criteria would apply.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip on this site and there are no restoration opportunities.

NHS - Lothian

19-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.

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.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. The site is undeveloped at the time of writing.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

SNH

18-Mar-13 No comments made.

Coal Authority

12-Mar-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WOSAS

31-May-12 No sites have been recorded from within this small plot, located to the north of Houstoun Road West. It was depicted as undeveloped on the 1st, 2nd and 3rd edition OS maps, and still appears as Greenfield on modern OS maps of the area, which could suggest some potential to produce buried deposits associated with earlier phases of occupation.

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment and there are also no restoration opportunities for this site. There are also no water resilient measures required for this site.

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.

LP Ref / UCS Ref	ELv23	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	19-Nov-13

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.

Deans Primary/Deans Community High, St John Ogilvie/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC NETS and Land Services

23-May-13 No comments.

HSE (Health and Safety Executive)

09-Jul-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

WLC Education

02-Nov-13 No comments, site is proposed for a non housing use.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

NHS - Lothian

19-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.

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.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Flood Risk Assessment

30-Jan-14 SUDs system in site to serve railway run off. No apparent issues. SEPA Updated Flood Risk Map 2013 - Parts of this site appears prone to some limited pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Contaminated Land

30-Jun-11 No known issues.

WLC Economic Property Development

15-Jun-12 This site needs to be sub-divided from the original allocation to allow for further development. No development has taken place on this allocation that should remain within an employment area boundary.

SNH

18-Mar-13 No comments made.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

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.

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.

WOSAS

31-May-12 No sites have been recorded from within this plot, which was shown as undeveloped on the 1st, 2nd and 3rd edition OS maps. On these maps, the northern and eastern boundaries of the plot were defined by shelter belts, and these features still appear on modern OS maps of the area. These form an element of the former designed landscape associated with the former Livingston House. This designed landscape was depicted on Roy's Military Survey of Scotland, conducted in the period 1747-55. Current maps and aerial photographs suggest that the ground has not been substantially affected by development over the 19th and 20th centuries, suggesting that it retains some potential to produce buried deposits

994 Employment Site Elv24 (Residential EOI + app)

Livingston

LP Ref / UCS Ref	ELv24-COU20 /	Audit	EOI-0221	
EOI no	EOI-0221		Consult Position	De-allocate
Category	Auditable-Uncecided		Consult Update	01-Apr-14
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree Greenfield		Conclusion Date	01-Apr-14

The site is to be de-allocated from class 4 and 5 uses and will revert to a housing use, subject to availability of infrastructure to serve the site, in particular Education infrastructure, as proposed under submission EOI-0221 given the predominance of surrounding residential uses and other compatible uses such as Eliburn Park.

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

List of Consultations and Dates	Current Status	Proposed Use
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Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.
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SNH

18-Mar-13	No comments made.
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WLC Environmental Health

19-Jun-12	No issues identified.
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WLC Contaminated Land

30-Jun-11	No known issues.
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WLC Economic Property Development

15-Jun-12	Site should be retained in employment use, either as an allocation or in an employment area boundary. If land is lost to promoted residential use, compensatory employment land should be provided elsewhere.
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WLC Flood Risk Assessment

30-Jan-14	A Flood Risk Assessment is required for this site. SEPA Updated Flood Risk Map 2013 - Parts of this site appears prone to some limited pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.
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SEPA - Water Environment

15-Feb-12	There is a small watercourse to the east of the site. A buffer strip is recommended from any development on this site to the watercourse of 6m. There are no restoration opportunities. Surface water drainage should consider Eliburn reservoir uses.
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Coal Authority

26-Feb-13	The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.
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NHS - Lothian

19-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.

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.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WOSAS

31-May-12 No sites have been recorded from within this plot, which was shown as undeveloped on the 1st, 2nd and 3rd edition OS maps. On these maps, the western boundary of the plot was occupied by the Barracks Strip shelter belt, which forms an element of the former designed landscape associated with the former Livingston House. This designed landscape was depicted on Roy's Military Survey of Scotland, conducted in the period 1747-55. The northern boundary was occupied by the railway, and the eastern boundary by the Nell Burn. All of these features are still shown on modern OS maps of the area. Current maps and aerial photographs suggest that the ground has not been substantially affected by development over the 19th and 20th centuries, suggesting that it retains some potential to produce buried deposits associated with earlier phases

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment is required. SEPA would support this. Majority of site is likely developable. There is the potential that development of allocation could increase the probability of flooding elsewhere. There are no water resilient measures required for this site. The Nell Burn lies within 10m of the eastern

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

WLC Transportation

27-Nov-13 Existing access off Houston Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

Transport Scotland

03-Apr-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.

2293 Appleton Parkway East (Expression of interest)

Livingston

LP Ref / UCS Ref	ELv25 /	Audit	EOI-0222	
EOI no	EOI-0222		Consult Position	Preferred
Category	Employment and Business		Consult Update	31-Mar-14
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Greenfield		Conclusion Date	31-Mar-14

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). 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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

02-Nov-13 No comments, site is allocated/promoted for non housing site uses.

WLC NETS and Land Services

23-May-13 No comments

WLC Economic Property Development

15-Jun-12 This site needs to be sub-divided from the original allocation to allow for further development. The suggested change to the status of this site is supported from previous established single user status as no longer required by Scottish Planning

Coal Authority

12-Mar-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Contaminated Land

30-Jun-11 No known issues.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Flood Risk Assessment

30-Jan-14 Development must respect the location of the Lochshot Burn. A Flood Risk Assessment is required which assesses the flood risk from the Lochshot Burn which flows along the southern boundary. In addition, there are small drains which flow along the northern and eastern boundaries which should be assessed. SEPA Updated Flood Risk Map 2013 - Parts of this site appears prone to some limited pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. There are also small open watercourses on this site. It is expected that these will remain open and aboveground. The developer should design his layout accordingly. The usual attenuation and treatment of runoff criteria

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

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.

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.

HSE (Health and Safety Executive)

12-Mar-14 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.

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

WOSAS

31-May-12

No sites have been recorded from within this plot, which was shown as undeveloped on the 1st, 2nd and 3rd edition OS maps. On these maps, the eastern boundary of the plot was occupied by the Barracks Strip shelter belt, which forms an element of the former designed landscape associated with the former Livingston House. This designed landscape was depicted on Roy's Military Survey of Scotland, conducted in the period 1747-55. The southern boundary was occupied by trees running along the side of the Longshot Burn. All of these features are still shown on modern OS maps of the area. Current maps and aerial photographs suggest that the ground has not been substantially affected by development over the 19th and 20th centuries, suggesting that it retains some potential to produce buried deposits associated with earlier phases

SEPA - Water Environment

15-Feb-12

There are small watercourses throughout the site and there would be the requirement for a 6m buffer from any development to the watercourses. There are no restoration opportunities.

SEPA - Flooding

15-Feb-12

SEPA require a Flood Risk Assessment which assesses the flood risk from the Lochshot Burn which flows along the southern boundary. In addition, there is are small drains which flow along the northern and eastern boundaries which should be assessed. Potential development of allocation could increase the probability of flooding elsewhere. This site allocation is potentially at medium to high risk of fluvial flooding from the Lochshot Burn south of the site (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Maps). The Lochshot Burn is within 20m of the southern boundary of the site and also flows into the Eliburn Reservoir, which itself is 140m from the eastern boundary of the site at its closest

Historic Scotland

31-May-12

Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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. 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.

2294 Appleton Parkway South (Expression of interest)

Livingston

LP Ref / UCS Ref	ELv26 /	Audit	EOI-0223	
EOI no	EOI-0223		Consult Position	Preferred
Category	Employment and Business		Consult Update	09-Jul-14
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Greenfield		Conclusion Date	09-Jul-14

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Flood Risk Assessment

30-Jan-14 Development must respect the location of the Lochshot Burn. The council require a Flood Risk Assessment which assesses the flood risk from the Lochshot Burn which flows along the northern boundary. Majority of site is likely developable. SEPA Updated Flood Risk Map 2013 - Parts of this site appears prone to some limited pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria

WLC Environmental Health

19-Jun-12 No issues identified.

NHS - Lothian

19-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.

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.

SNH

18-Mar-13 No comments made.

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Economic Property Development

15-Feb-13 The suggested change to the status of this site is supported for class 6 storage and distribution use. The site should however remain within the employment area boundary.

WLC Contaminated Land

30-Jun-11 No known issues.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

HSE (Health and Safety Executive)

12-Mar-14 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.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip on this site and there are no restoration opportunities.

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the Lochshot Burn which flows along the northern boundary. Majority of site is likely developable however. Potential development of this allocation could increase the probability of flooding elsewhere. This allocation potentially at medium to high risk of fluvial flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map) from the Lochshot Burn that lies within 35 of the northern boundary of the site at its closest point.

Transport Scotland

03-Apr-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 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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

WOSAS

31-May-12 No sites have been recorded from within this plot, which was shown as undeveloped on the 1st, 2nd and 3rd edition OS maps. On these maps, part of the northern boundary was occupied by trees running along the Lochshot Burn. The burn itself is shown on current OS maps, though there appears to have been some expansion of tree cover during the 20th century. Current maps and aerial photographs suggest that the ground has not been substantially affected by development over the 19th and 20th centuries, suggesting that it retains some potential to produce buried deposits associated with earlier phases

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

2295 Appleton Parkway South West

Livingston

LP Ref / UCS Ref	ELv27	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	09-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	09-Jul-14

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. The site has also been partially developed.

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

List of Consultations and Dates	Current Status	Proposed Use
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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

WLC NETS and Land Services

09-Jan-14 No comments.

WLC Education

09-Jul-14 No issues as site is proposed for non housing use.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary.

Coal Authority

12-Mar-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 Site mostly built out. A Flood Risk Assessment is required for this site. Poorly designed basin in place on site. No other specific issues. SEPA Updated Flood Risk Map 2013 - Part of this site is occupied by an existing sustainable drainage pond which treats runoff from other parts of the units on Appleton Place. The developer will be expected to provide appropriate setback from this feature. The usual attenuation and treatment of runoff criteria would apply.

WLC Contaminated Land

30-Jun-11 No known issues.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

SNH

18-Mar-13 No comments made.

SEPA - Water Environment

15-Feb-12 There is a small burn along the site boundary to the west of the site. A buffer strip is required to a minimum distance of 6m. There are no restoration opportunities.

WLC Environmental Health

24-Sep-12 The location of the site is such that there are potential noise issues for nearby residential properties (depending on use).

NHS - Lothian

19-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.

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 Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

WOSAS

31-May-12 No sites have been recorded from within this plot. With the exception of a number of field boundaries, the area was shown as undeveloped on the 1st, 2nd and 3rd edition OS maps, though it does lie reasonably close to the former site of East Long Livingston farmstead. The western boundary of the plot extends to an area of shelter belt, which forms an element of the former designed landscape associated with the former Livingston House. This designed landscape was depicted on Roy's Military Survey of Scotland, conducted in the period 1747-55. Current OS maps indicate that the northern section of the site is occupied by a large modern building, while a pond (presumably relating to a SUDs system or similar) is shown towards the middle of the site. Construction of these features is likely to have had a detrimental effect on the potential for buried deposits

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse (potentially culverted) which flows along the western boundary. This allocation potentially at medium to high risk of fluvial flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map). There are no water resilient

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details.

Transport Scotland

03-Apr-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.

2052 Appleton Parkway South East

Livingston

LP Ref / UCS Ref	ELv28	/	Audit	EOI-0024	
EOI no	EOI-0024			Consult Position	Preferred
Category	Auditable			Consult Update	09-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	09-Jul-14

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 EOI-0024). The part of the site granted for housing will be de-allocated.

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 uses in the West Lothian Local Plan and the land to remain as employment land will continue to contribute towards 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

List of Consultations and Dates **Current Status** **Proposed Use**

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

WLC Education

02-Nov-13 No comments as site relates to a on housing site.

WLC NETS and Land Services

23-May-13 No comments.

WLC Environmental Health

19-Jun-12 The location of the site is such that there are potential noise issues for nearby residential properties (depending on use).

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

31-Jan-13 In hand, basin in site check application 0056/P/12, S75 still to be signed off.

NHS - Lothian

19-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.

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 Pumpherstons & 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.

WLC Contaminated Land

30-Jun-11 No known issues.

Coal Authority

12-Mar-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 Removal of part of site that is in the flood plain from the allocation. Part of the site has been granted, subject to Section 75 Obligation, for housing and employment use. Redrawing of allocation and employment area boundary would be required for

Scottish Water

12-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

SEPA - Water Environment

15-Feb-12 There is no requirement for any stand off to any water body or watercourse and there are no restoration opportunities.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site and there are no water resilient measures required also.

WLC Transportation

27-Nov-13 Access via existing roundabout at Appleton Parkway. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WOSAS

31-May-12 No sites have been recorded from within this plot. It was depicted as undeveloped on the 1st, 2nd and 3rd edition OS maps, and still appears as Greenfield on modern OS maps of the area, which could suggest some potential to produce buried deposits associated with earlier phases of occupation. However, modern aerial photographs suggest that the area has recently been subject to large-scale earth-moving associated with site preparation works, which is likely to have destroyed any buried material that may have been present in the areas of the plot that have been affected by these operations.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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. 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.

Transport Scotland

03-Apr-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.

LP Ref / UCS Ref	ELv3	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	19-Nov-13

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.

Bellsquarry Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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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

WLC NETS and Land Services

23-May-14 No comments

WLC Education

09-Jul-14 No comments, site is being promoted for a non housing use.

WLC Flood Risk Assessment

30-Jan-14 No apparent issues. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

Coal Authority

12-Mar-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Contaminated Land

30-Jun-11 No known issues. Within Industrial Estate, Phase 1 likely to be required.

SNH

18-Mar-13 No comments made.

Scottish Water

13-Mar-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.

WLC Environmental Health

24-Sep-12 No issues identified.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities or water resilient measures required.

NHS - Lothian

19-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.

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.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. The site is undeveloped at the time of writing.

WLC Transportation

27-Nov-13 Access via Brucefield Park West. See also Transportation Background Paper to the Main Issues Report (MIR) for further

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

WOSAS

31-May-12 No sites have been recorded from within this small plot, located to the west of Brucefield Park East Road. The area was shown as undeveloped on the 1st and 2nd edition OS maps, located immediately to the north of an area of Woodland known as North Wood. Current OS maps and aerial photographs suggest that the ground does not appear to have been affected by

modern development over the 19th and 20th centuries, suggesting that it could retain some potential to produce buried

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.

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

2322 Nettlehill Road West

Livingston

LP Ref / UCS Ref	ELv30	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	19-Nov-13

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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Education

22-Nov-14 No issues, site is proposed for non housing use.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, in an employment area boundary as the site is under construction as of March

Coal Authority

12-Mar-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

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.

SEPA - Water Environment

14-Jun-12 There is no requirement for any buffer strip to any watercourse or water body and there are no restoration opportunities.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Flood Risk Assessment

30-Jan-14 Possible removal of allocation from LDP process, site is under construction. SEPA Flood Risk Map 2013 Update - Parts of this site appear prone to some limited pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Contaminated Land

30-Jun-11 No known issues.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Transportation

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

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site. There are no water resilient measures required also.

HSE (Health and Safety Executive)

12-Mar-14 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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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.

WOSAS

31-May-12 No sites have been recorded from within this plot, located to the north of Nettlehill Road. . It was depicted as undeveloped on the 1st, 2nd and 3rd edition OS maps, and still appears as Greenfield on modern OS maps of the area, which could suggest some potential to produce buried deposits associated with earlier phases of occupation. The potential for this is likely to be largely dependent on the extent to which the plot was disturbed previously during works to create the adjacent industrial estate and road network. Current aerial photographs appear to suggest that there has been some previous earthmoving on

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

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.

2327 Firth Road West

Livingston

LP Ref / UCS Ref	ELv32	/	Audit		
EOI no				Consult Position	Completed
Category	Employment and Business			Consult Update	14-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	14-Jul-14

This site has been completed.

Pumpherstons and Uphall Station Primary/Broxburn Academy, Houston Industrial Estate/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Environmental Health

19-Jun-12 No issues identified.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip stand off and there are no restoration opportunities.

WLC Contaminated Land

30-Jun-11 No known issues. Within Industrial Estate. Phase 1 Contaminated Land Assessment likely to be required.

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

30-Jan-14 Remove from LDP process as site has been completed. SEPA Updated Flood Risk Map 2013 - The usual attenuation and treatment of runoff criteria would apply.

Coal Authority

12-Mar-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. Consent granted for warehouse building in May 2011.

NHS - Lothian

19-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.

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 Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details.

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site and there are no wate resilient measures required also.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12 No sites have been recorded from within this small plot, located within the existing Houston Industrial Estate. Comparison with the 1st and 2nd edition Ordnance Survey maps indicate that the plot was undeveloped ground during the 19th century, and though current maps indicate that it still remains as Greenfield, it appears likely that it may have been affected to some extent by the creation of the industrial estate and provision of infrastructure. While it may therefore retain some potential to produce material relating to earlier phases of occupation, this potential may not be particularly high.

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.

2328 Firth Road South

Livingston

LP Ref / UCS Ref	ELv34	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	19-Nov-13

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.

Pumpherston and Uphall Station Primary/Broxburn Academy, Houston Industrial Estate/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Flood Risk Assessment

30-Jan-14 Site partially built out. Drainage issues potential could also be discharge issues, run off from field to south, old culvert previously severed, site should feed into sewer. SEPA Updated Flood Risk Map 2013 - The usual attenuation and treatment of runoff criteria would apply.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Water Environment

15-Feb-12 There is no buffer strip required and there are no restoration opportunities.

NHS - Lothian

19-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.

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.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary.

SNH

18-Mar-13 No comments made.

WLC Contaminated Land

30-Jun-11 No known issues. Within Industrial Estate. Phase 1 Contaminated Land Assessment likely to be required.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Transportation

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

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Flooding

15-Feb-12 There is no requirement for a Flood Risk Assessment or Drainage Assessment for this site. There are also no water resilient measures required for this site.

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.

WOSAS

31-May-12 No sites have been recorded from within this plot, located within the existing Houston Industrial Estate. Comparison with the 1st and 2nd edition Ordnance Survey maps indicate that the plot was largely undeveloped ground during the 19th century, though the line of a road running through the plot was depicted on both maps. Current maps indicate that it still remains as Greenfield, though it appears likely that it may have been affected to some extent by the creation of the industrial estate and provision of infrastructure. The course of the former road can still be identified on modern OS maps and aerial photographs, however, suggesting that the plot may not have been substantially affected by these operations, suggesting that it could retain some potential to produce buried deposits associated with earlier phases of occupation.

Historic Scotland

31-May-12

Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

LP Ref / UCS Ref	ELv36	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	19-Nov-13

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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

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

WLC Education

22-Nov-14 No issues, site is proposed for non housing use.

WLC Environmental Health

19-Jun-12 The location of the site is such that there is the potential for noise issues to affect nearby residential properties (depending

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip to any watercourse or water body and there are no restoration opportunities either.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Contaminated Land

30-Jun-11 No known issues. Within Industrial Estate. Phase 1 Contaminated Land Assessment likely to be required.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. A 2007 office use planning permission has lapsed.

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

30-Jan-14 Culvert issue through the site, water bodies to south of site that are covered. An issue to be aware of. SEPA Updated Flood Risk Map 2013 - The usual attenuation and treatment of runoff criteria would apply.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

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.

British Airports Authority (BAA)

19-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.

WLC Transportation

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

WOSAS

31-May-12 No sites have been recorded from within this plot. With the exception of a line of trees, it was shown as being undeveloped ground on the 1st, 2nd and 3rd edition OS maps. It also appears as undeveloped ground on current OS maps and aerial photographs, though it appears likely that it may have been affected to some extent by the creation of the industrial estate and

Scottish Enterprise

13-Jun-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site and there are no water resilient measures required either.

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

LP Ref / UCS Ref	ELv37	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	23-Jan-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	23-Jan-14

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.

Livingston Village Primary/Inveralmond Community High, St Ninians/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC NETS and Land Services

23-May-13 No comments.

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

WLC Education

22-Nov-13 No comments, site is a non housing site.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Contaminated Land

16-Jun-11 No known issues. Within industrial area. Phase 1 Contaminated Land assessment likely to be required.

WLC Environmental Health

19-Jul-12 No issues identified.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

NHS - Lothian

19-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.

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 & Midcalders) - 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.

SEPA - Water Environment

14-Jun-12 There is no requirement for any buffer strip and there are no restoration opportunities required either.

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

30-Jan-14 No comments to make. SEPA Updated Flood Risk Map 2013 - The usual attenuation and treatment of runoff criteria would

WLC Economic Property Development

15-Jun-12 This site has been completed , can be removed as an allocation and continue to be within an employment area boundary.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WOSAS

31-May-12 No sites have been recorded from within this plot. It was shown as undeveloped ground on the 1st, 2nd and 3rd edition OS maps, though a stand of trees was depicted in the centre of the plot. These trees also appear on current OS maps of the area, suggesting that the plot has not been subject to extensive scarping or leveling. This would suggest that there may be some potential for buried deposits relating to earlier phases of activity to survive within the plot, though the plot itself covers a

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site and there are no water resilient measures required also.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details.

Transport Scotland

03-Apr-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.

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

2311 Former Rosebank Nursery

Livingston

LP Ref / UCS Ref ELv39 / Audit EOI-0181
EOI no Consult Position Preferred
Category Employment and Business Consult Update 12-Dec-13
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 12-Dec-13

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)

List of Consultations and Dates Current Status Proposed Use

HSE (Health and Safety Executive)

31-Mar-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

WLC Economic Property Development

15-Jun-12 There is support for this suggested change to part of this this employment allocation from the adopted plan to permit class 2 (financial, professional and other services) as well as existing class 4 (business use) allocations on the site as proposed also in Expression of Interest submission reference EOI-0181 and this is a council owned site. Removal of part of the site allocation that is in the flood plain is also required.

WLC Contaminated Land

16-Jun-11 No known issues.

NHS - Lothian

19-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.

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.

SEPA - Water Environment

15-Feb-12 The site is straddled by the Killandean Burn that traverses the northern boundary of the site. There is a small watercourse traverses through the site also. A 6m buffer strip would be required from any development to the watercourse that runs through the site and a 12m buffer is required between any development on the site and the Killandean Burn. There are no

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

SNH

18-Mar-13 No comments made.

WLC Environmental Health

19-Jun-12 No issues identified.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 Flood Risk Assessment required. SEPA Updated Flood Risk Map 2013 - The lower part of this site is at risk of flooding from out of bank flows in the Killandean Burn. It is unlikely the lower part of the site would, however, be considered for development. A small area on the upper platform appears to be susceptible to the accumulation of surface water. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and

Transport Scotland

03-Apr-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 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.

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.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a flood risk assessment is required. SEPA would support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the Killandean Burn which flows along the eastern boundary of the site. In addition, there are small watercourses which flow through the site which should be assessed. Potential site constraints due to flood risk. A small part of the site potentially at medium to high risk of flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map).

WOSAS

31-May-12 No sites have been recorded from within this plot, though comparison with available historical maps indicates that a farmstead named Rosebank formerly existed within its boundaries. This was depicted on the 1st and 2nd edition Ordnance Survey maps. The core of this farmstead also appears on modern OS maps of the area, as Rosebank House, though various ancillary structures appear to have been removed. If this house were to be demolished as part of any application for the development of the site as a whole, some form of historic building recording may be necessary. The remainder of the plot was depicted as undeveloped farmland on the 1st and 2nd edition maps, and is shown in a similar way on modern OS coverages. Current aerial photographs, however, show the presence of various buildings and areas of hardstanding, and suggest that the area to the north of Rosebank House has also been disturbed. These elements presumably relate to the former use of the site as a plant nursery. Much of the plot does not appear to have been subject to extensive modern disturbance, however, and may therefore retain some potential to produce buried material relating to earlier phases of

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

3164 Rosebank - Kirkton Campus

Livingston

LP Ref / UCS Ref	ELv39	/	Audit	EOI-0181	
EOI no	EOI-0181			Consult Position	Preferred
Category	Expression of Interest			Consult Update	12-Dec-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	12-Dec-13

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

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

31-Mar-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
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WLC Education

22-Nov-13	No comments site is proposed for non housing use.
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WLC NETS and Land Services

22-May-13	Detailed comments on landscaping requirements will be provided at any detailed planning application stage. Some woodland on the site should however be retained and protected frok development where possible.
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WLC Environmental Health

18-Mar-13	No issues identified.
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WLC Waste Management

12-Jul-12	No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.
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WLC Flood Risk Assessment

30-Jan-14	Flood Risk Assessment required. SEPA Updated Flood Risk Map 2013 - The lower part of this site is at risk of flooding from out of bank flows in the Killandean Burn. It is unlikely the lower part of the site would, however, be considered for development. A small area on the upper platform appears to be susceptible to the accumulation of surface water. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and
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SNH

18-Mar-13	No comments made.
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NHS - Lothian

19-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.

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.

WLC Economic Property Development

15-Feb-13 There is support for this suggested change to this employment allocation from the adopted plan to permit class 2 (financial, professional and other services) as well as existing class 4 (business use) allocations on the site as proposed also in Expression of Interest submission reference EOI-0181 and this is a council owned site. Removal of part of the site allocation that is in the flood plain is required.

WLC Contaminated Land

16-Jun-11 No known issues.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Water Environment

15-Feb-12 The site is straddled by the Killandean Burn that traverses the northern boundary of the site. There is a small watercourse traverses through the site also. A 6m buffer strip would be required from any development to the watercourse that runs through the site and a 12m buffer is required between any development on the site and the Killandean Burn. There are no

SEPA - Flooding

15-Feb-12 Information provided from the council states that a flood risk assessment is required. SEPA would support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the Killandean Burn which flows along the eastern boundary of the site. In addition, there are small watercourses which flow through the site which should be assessed. Potential site constraints due to flood risk. A small part of the site potentially at medium to high risk of flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map).

WOSAS

31-May-12 No sites have been recorded from within this plot, though comparison with available historical maps indicates that a farmstead named Rosebank formerly existed within its boundaries. This was depicted on the 1st and 2nd edition Ordnance Survey maps. The core of this farmstead also appears on modern OS maps of the area, as Rosebank House, though various ancillary structures appear to have been removed. If this house were to be demolished as part of any application for the development of the site as a whole, some form of historic building recording may be necessary. The remainder of the plot was depicted as undeveloped farmland on the 1st and 2nd edition maps, and is shown in a similar way on modern OS coverages. Current aerial photographs, however, show the presence of various buildings and areas of hardstanding, and suggest that the area to the north of Rosebank House has also been disturbed. These elements presumably relate to the former use of the site as a plant nursery. Much of the plot does not appear to have been subject to extensive modern disturbance, however, and may therefore retain some potential to produce buried material relating to earlier phases of

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.

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

2307 Alba Campus (4 sites)

Livingston

LP Ref / UCS Ref	ELv41	/	Audit			
EOI no				Consult Position	Preferred	
Category	Employment and Business			Consult Update	09-Jul-14	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.2
Conclusions	Brown/Gree	Brownfield		Conclusion Date	09-Jul-14	

The sites at Alba Campus are allocated for development in the West Lothian Local Plan and 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. These sites contribute towards this.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Education

02-Jan-13 No issues - non housing site.

NHS - Lothian

19-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.

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 Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Contaminated Land

16-Jun-11 No known issues.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Flood Risk Assessment

30-Jan-14 Suds ponds in north eastern plot. Watercourse to western most part of site. SEPA require a Flood Risk Assessment which assesses the flood risk from the Killandean Burn and tributaries which flows along the western boundary of the site. In addition, there is are small watercourses adjacent to the site which should be assessed. Majority of site is likely developable.

SEPA Flood Risk Map 2013 Update - Parts of this site appear prone to some limited pluvial flooding. It is probable that this

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities required also.

WLC Economic Property Development

15-Jun-12 Sites at Alba Campus should be sub-divided with individual references for the LDP as relates to multiple individual sites. Overall it should be retained in employment use, either as an allocation or in an employment area boundary. There are multiple ELv41 allocations that require to be subdivided to confirm exact status of each site in terms of what has been built

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

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.

HSE (Health and Safety Executive)

12-Mar-14 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.

SEPA - Flooding

15-Feb-12 The SEPA comments applicable to the four separate sites. SEPA require a Flood Risk Assessment which assesses the flood risk from the Killandean Burn and tributaries which flows along the western boundary of the site. In addition, there are small watercourses adjacent to the site which should be assessed. Majority of site is likely developable. Potential development of allocation could increase the probability of flooding elsewhere. Part of the allocations are potentially at medium to high risk of fluvial flooding from the Killandean Burn (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map) which straddles the north western boundary of some of the sites.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

WOSAS

31-May-12

No sites have been identified from within the four plots that make up this potential development area. All were shown as open ground on the 1st and 2nd edition OS maps, lying within an area of rectilinear fields and shelter belts. Comparison with available historical maps indicates that some of the plots have already been disturbed by substantial modern development; much of the large north-eastern plot, for example, is already occupied by buildings and car parks associated with the Alba Campus. Aerial photographs also suggest that the small south-western plot may have been affected by previous earthmoving operations, though this would need to be confirmed before it would be possible to right off its potential to produce buried deposits. The remaining plots appear to have been less affected by previous disturbance, and so may retain a higher potential to produce buried deposits associated with earlier phases of occupation.

Transport Scotland

03-Apr-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 Transportation

27-Nov-13

Access off existing road network. See also Transportation Background Paper to the Main Issues Report (MIR) for further

Historic Scotland

31-May-12

Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

LP Ref / UCS Ref	ELv43	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	19-Nov-13

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.

Livingston Village Primary/Inveralmond Community High, St Ninians/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

22-Nov-13 No issues, site is proposed for a non housing use.

HSE (Health and Safety Executive)

10-Jul-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

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Environmental Health

19-Jun-12 No issues identified.

SEPA - Water Environment

14-Jun-12 There is no requirement for any buffer strip and there are no restoration opportunities also.

WLC Flood Risk Assessment

30-Jan-14 No apparent issues. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

WLC Contaminated Land

16-Jun-11 No known issues. Within industrial area. Phase 1 Contaminated Land Assessment likely to be required.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

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.

WLC Economic Property Development

15-Jun-12 This site needs to be sub-divided from the original allocation to allow for further development and the overall site should be retained within an employment area boundary.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site and there are no water fesilient measues required also.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Transport Scotland

03-Apr-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.

WOSAS

31-May-12

No sites have been recorded from within this plot, which was shown as undeveloped Greenfield on the 1st and 2nd edition Ordnance Survey maps, with the exception of the line of a roadway running roughly SWNE across it. This feature does not appear on modern OS maps of the area, though two patches of woodland shown on current maps and aerial photographs lie immediately to the north of its course, and appear to respect the line of the road, suggesting that the plot may not have been affected by substantial amounts of ground disturbance. This could suggest that it may retain the potential to produce buried deposits associated with earlier phases of occupation.

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.

2306 MacIntosh Road West

Livingston

LP Ref / UCS Ref	ELv44	/	Audit	EOI-0036	
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	19-Nov-13

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.

Livingston Village Primary/Inveralmond Community High, St Ninians/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

22-Nov-13 No comments, site is proposed for a non housing use.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities either.

WLC Flood Risk Assessment

30-Jan-14 No apparent issues. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Contaminated Land

16-Jun-11 No known issues.

WLC Economic Property Development

15-Jun-12 It is accepted that the proposal for this site, which is also an Expression of Interest site EOI-0036, to extend the range of uses to include part of the site as a class 6 storage and distribution use, as well as a class 4 business use would be acceptable. Site should be retained in employment use, either as an allocation or in an employment area boundary. No work has started on site at the time of writing, March 2013, so likely to remain as an allocation.

SNH

18-Mar-13 No comments made.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

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 Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Environmental Health

19-Jun-12 No issues identified.

HSE (Health and Safety Executive)

12-Mar-14 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 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

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.

Transport Scotland

03-Apr-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 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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site and there is no requirement for any water resilient measures to be introduced to the site either.

3018 Site at McIntosh Road

Livingston

LP Ref / UCS Ref	ELv44 /	Audit	EOI-0036
EOI no	EOI-0036	Consult Position	Preferred
Category	Expression of Interest	Consult Update	11-Jul-14
Planning Officer		Prime Quality Agricultural Land	No
Conclusions	Brown/Gree Greenfield	Conclusion Date	11-Jul-14

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.

Livingston Village Primary/Inveralmond Community High, St Ninians/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Education

22-Jan-13 No comments, site is a non housing site.

WLC NETS and Land Services

23-May-13 No comments

NHS - Lothian

19-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.

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.

WLC Environmental Health

13-Mar-13 No issues identified.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Flood Risk Assessment

30-Jan-14 No apparent issues. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

WLC Contaminated Land

16-Jun-11 No known issues.

SNH

18-Mar-13 No comments made.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 It is accepted that the proposal for this site, which is also an Expression of Interest site EOI-0036, to extend the range of uses to include part of the site as a class 6 storage and distribution use, as well as a class 4 business use would be acceptable. Site should be retained in employment use, either as an allocation or in an employment area boundary. No work has started on site at the time of writing, March 2013, so likely to remain as an allocation.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12 No sites have been recorded from within this small plot. On the 1st and 2nd edition OS maps, it was shown lying immediately to the west of a shelter belt, with the line of a road running across it into ELv43. While current aerial photographs indicate that there has been some bunding of material around the margins of the plot, the core of it does not appear to have been substantially disturbed by previous development, meaning that it may retain some potential to produce buried deposits

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.

SEPA - Flooding

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site and there is no requirement for any water resilient measures to be introduced to the site either.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities either.

Transport Scotland

03-Apr-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.

HSE (Health and Safety Executive)

12-Mar-14

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.

The sites lies within the outer and middle consultation zones for the Ineos Wilton to Grangemouth Ethylene Pipeline. 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:

LP Ref / UCS Ref	ELv45	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	19-Nov-13

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.

Bankton Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

31-Mar-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

WLC Education

10-Jul-14 No comments, site is proposed for a non housing use.

WLC NETS and Land Services

10-Jul-14 No comments.

NHS - Lothian

19-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.

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.

WLC Flood Risk Assessment

30-Jan-14 No apparent issues. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities either.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. No work has started on site at the time of writing, March 2013, so likely to remain as an allocation.

WLC Contaminated Land

16-Jun-11 No known issues.

SNH

18-Mar-13 No comments made.

WLC Environmental Health

19-Jun-12 No issues identified.

Transport Scotland

03-Apr-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.

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12

No sites have been recorded from this small plot, located between Kirkton South Road and Lister Road. On the 1st and 2nd edition OS maps, the plot was shown as being located immediately SW of the Alderstone Mains farmstead. Although comparison with these maps suggests that the farm itself would have been located below the adjacent modern building, the plot as a whole does not appear to have been substantially affected by modern development, meaning that it would retain some potential to produce buried deposits associated with earlier phases of occupation.

SEPA - Flooding

15-Feb-12

There is no requirement for a Flood Risk Assessment or Drainage Assessment for this site and there is also no requirement for any water resilient measures to be introduced to the site.

Scottish Enterprise

13-Mar-12

This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

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.

2310 Gregory Road East

Livingston

LP Ref / UCS Ref ELv46 / **Audit**

EOI no **Consult Position** Preferred

Category Employment and Business **Consult Update** 19-Nov-13

Planning Officer **Prime Quality Agricultural Land** No **Class Description**

Conclusions **Brown/Gree** Greenfield **Conclusion Date** 19-Nov-13

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.

Bankton Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

HSE (Health and Safety Executive)

31-Mar-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

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. No work has started on site at the time of writing, March 2013, so likely to remain as an allocation.

WLC Flood Risk Assessment

30-Jan-14 Drainage ditches throughout the site. SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse (culverted in parts) which flows along the northern boundary. SEPA Flood Risk Map 2013 Update - Parts of this site appear prone to some limited pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

SNH

18-Mar-13 No comments made.

WLC Environmental Health

19-Jun-12 No issues identified.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Contaminated Land

16-Jun-11 No known issues.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Historic Scotland

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Water Environment

15-Feb-12 It is recommended that a 6m wide buffer strip be in place between any development on the site and the watercourse that traverses the northern boundary of the site.

NHS - Lothian

19-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.

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

WOSAS

31-May-12 No sites have been recorded from within this plot, located to the east of Gregory Road. The area was depicted as undeveloped ground on the 1st and 2nd edition OS maps, suggesting that it could retain some potential to produce buried deposits associated with earlier phases of occupation.

Scottish Water

26-Jul-13 Water: No current capacity issues at the treatment works. However, a network assessment would be required at time of water connection.

Waste: No current capacity issues at the treatment works. However, depending on employee numbers and any trade effluent discharges, a Drainage Impact Assessment maybe required. due to known hydraulic issues in the network.

W – Marchbank WTW
WW – East Calder WWTW

Transport Scotland

03-Apr-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.

British Airports Authority (BAA)

19-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.

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse (culverted in parts) which flows along the northern boundary. Potential development of this allocation could increase the probability of flooding elsewhere unless there is appropriate mitigation introduced.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

LP Ref / UCS Ref	ELv47	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	19-Nov-13

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.

Bankton Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

31-Mar-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

SEPA - Water Environment

15-Feb-12 There is the requirement that a 6m buffer strip from any development to the watercourse through the site and along the western boundary be introduced. There are no restoration opportunities.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 Drainage network issues. SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourses (culverted in parts) which flows through the site. SEPA Updated Flood Risk Map 2013 - Parts of this site appear prone to some limited pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

WLC Contaminated Land

16-Jun-11 No known issues.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Waste Management

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.

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. No work has started on site at the time of writing, March 2013, so likely to remain as an allocation.

NHS - Lothian

19-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.

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.

WLC Environmental Health

19-Jun-12 No issues identified.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot. It was shown as largely undeveloped ground on the 1st and 2nd edition Ordnance Survey maps, with the exception of a tree-lined field boundary running across the centre of the plot. It is also shown as largely undeveloped on modern OS maps and aerial photographs, suggesting that it could retain some potential to produce buried deposits associated with earlier phases of occupation.

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.

Transport Scotland

03-Apr-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.

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.

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourses (culverted in parts) which flows through the site. Potential development of this allocation could increase the probability of flooding elsewhere out

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

2309 Gregory Road West

Livingston

LP Ref / UCS Ref ELv48 / **Audit**

EOI no **Consult Position** Preferred

Category Employment and Business **Consult Update** 19-Nov-13

Planning Officer **Prime Quality Agricultural Land** No **Class Description**

Conclusions **Brown/Gree** Brownfield **Conclusion Date** 19-Nov-13

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.

Bankton Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

HSE (Health and Safety Executive)

31-Mar-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

WLC Economic Property Development

15-Jun-12 This site needs to be sub-divided from the original allocation to allow for further development. The site should remain within an employment area boundary also. At the time of writing in June 2012, no development has started on the site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

WLC Environmental Health

19-Jun-12 No issues identified..

NHS - Lothian

19-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.

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 Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Contaminated Land

16-Jun-11 No known issues.

WLC Flood Risk Assessment

30-Jan-14 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse (culverted in parts) which flows through the site. We would 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 also a drain located along the northern boundary which should be assessed. SEPA Flood Risk Map 2013 Update - A small part of this site appears prone to some limited pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

SEPA - Water Environment

15-Feb-12 There is the requirement that any development be a minimum of 6m from the watercourse along the northern boundary. There are no restoration opportunities.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Transport Scotland

03-Apr-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.

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse (culverted in parts) which flows through the site. We would 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 also a drain located along the northern boundary which should be assessed. Potential development of the allocation could increase the probability of flooding elsewhere.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot. It was depicted as largely undeveloped fields on the 1st and 2nd edition OS maps, with the exception of a number of field boundaries that met at a tree ring. The remains of this field layout and plantation can still be seen on modern OS maps and aerial photographs, suggesting that the plot has not been substantially disturbed by development during the modern period. This in turn would suggest that it could retain some potential to produce buried deposits associated with earlier phases of occupation.

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.

WLC Transportation

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

2312 Gregory Road

Livingston

LP Ref / UCS Ref ELv49 / **Audit**

EOI no **Consult Position** Preferred

Category Employment and Business **Consult Update** 19-Nov-13

Planning Officer **Prime Quality Agricultural Land** No **Class Description**

Conclusions **Brown/Gree** Greenfield **Conclusion Date** 19-Nov-13

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.

Bankton Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

HSE (Health and Safety Executive)

31-Mar-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

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities required either.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. No work has started on site at the time of writing, March 2013, so likely to remain as an allocation.

NHS - Lothian

19-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.

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.

WLC Flood Risk Assessment

30-Jan-14 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows adjacent to the site. Majority of site is likely developable. Possible culvert in locality beneath the site. SEPA Flood Risk Map 2013 Update - A small part of this site appears prone to some limited pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Contaminated Land

16-Jun-11 No known issues.

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Environmental Health

08-May-13 No issues identified.

WOSAS

31-May-12

No sites have been recorded from within this small plot. On the 1st and 2nd edition OS maps, shelter belts were depicted on the northern and eastern boundaries of the site, and the remnants of these are still shown on modern maps; indeed, the belts shown on current maps are wider than those on the earlier versions. Current OS maps show modern structures immediately to the south of the plot, but while aerial photos suggest that there has been some earth-moving and bunding around its fringes, the core of the area appears to have been relatively unaffected by modern development. This would suggest that it could retain some potential to produce buried deposits associated with earlier phases of occupation, though given the limited size of the plot, this potential may not be particularly high.

Transport Scotland

03-Apr-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.

SEPA - Flooding

15-Feb-12

SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows adjacent to the site. Majority of site is likely developable. The potential development of allocation could increase the probability of flooding

WLC Transportation

27-Nov-13

Access via Charlesfield Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

Scottish Enterprise

13-Mar-12

This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

LP Ref / UCS Ref	ELv5	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	19-Nov-13

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.

Deans Primary/Deans Community High, St John Ogilvie/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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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

WLC Education

22-Nov-14 No issues, site is proposed for non housing use.

WLC NETS and Land Services

23-May-14 No comments.

WLC Environmental Health

24-Sep-12 The location of the site is such that there is the potential for noise issues to affect nearby residential properties (depending

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary.

WLC Flood Risk Assessment

31-Jan-13 No Flood Risk Assessment requirement on uses. Dedridge Burn and Adambrae burn adjacent to site.

NHS - Lothian

19-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.

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.

WLC Contaminated Land

30-Jun-12 No known issues.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

SNH

18-Mar-13 No comments made.

Scottish Water

13-Mar-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 - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities either.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Flooding

15-Feb-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 to be introduced to the site. SEPA have a record of nearby flooding in 2008 and 2009. No further information provided by the council. SEPA recommend contact is made with the WLC Flood Protection Officer.

Transport Scotland

03-Apr-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.

WOSAS

31-May-12 No sites have been recorded from within this plot. The area was shown as undeveloped on the 1st and 2nd edition OS maps, though by the time of the 3rd edition, a wind pump was depicted in the centre of the site. Despite the presence of a small carpark in the SW corner, modern OS maps and aerial photographs suggest that the majority of the site has not been substantially affected by development during the modern period, meaning that it may retain some potential to produce buried deposits associated with earlier phases of occupation.

LP Ref / UCS Ref	ELv52	/	Audit		
EOI no				Consult Position	Completed
Category	Employment and Business			Consult Update	09-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	09-Jul-14
This site is allocated for employment use in the adopted local plan and has since been completed.					
Toronto Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy					
List of Consultations and Dates	Current Status		Proposed Use		

WLC Education

02-Nov-13 No issues, site is non -housing.

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

WLC Environmental Health

19-Jun-12 No issues identified.

NHS - Lothian

19-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.

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 Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Flood Risk Assessment

30-Jan-14 Possible removal of site from process as site completed. If part of site could be developed or re developed then a Flood Risk Assessment would be required. SEPA Flood Risk Map 2013 Update - A small part of this site appears prone to some limited pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Contaminated Land

21-Mar-13 No known issues.

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Mar-13 This site has been completed , can be removed as an allocation and continue to be within an employment area boundary.

SEPA - Water Environment

15-Feb-12 There is a requirement that a 6m buffer be in place between any development and watercourses within and adjacent to the site. There would also be the opportunity of restoration insofar as any culverts on the site could be opened up.

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows through the site. The watercourse is culverted upstream and downstream which would require consideration. Potential development of allocation could increase the probability of flooding elsewhere

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12 No sites have been recorded from within this plot. Current OS maps suggest that much of the area is already occupied by modern roads, buildings and associated infrastructure. Given the limited scale of the ground not yet affected by these activities, it is unlikely that archaeological work would be necessary in relation to the development of the remaining two sub-

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details.

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.

Transport Scotland

03-Apr-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.

3081 Linhouse Livingston (existing employment)

Livingston

LP Ref / UCS Ref	ELv54-COU22 /	Audit	EOI-0099	
EOI no	EOI-0099		Consult Position	Preferred
Category	Employment and Business		Consult Update	31-Mar-14
Planning Officer		Prime Quality Agricultural Land	Yes	Class Description
Conclusions	Brown/Gree Greenfield		Conclusion Date	31-Mar-14

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. 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 remain allocated to be developed for employment uses. 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

List of Consultations and Dates	Current Status	Proposed Use
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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

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 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

WLC Economic Property Development

15-Jun-12 This is a positive opportunity for mixed use development to include elements of class 4 (business), 5 (general industrial) and class 6 (storage and distribution). The site has been promoted under EOI-0099 for mixed use, that could include employment use. Single user status will be removed from the site.

SNH

18-Mar-13 No comments made.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

13-Mar-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.

WLC Environmental Health

19-Jun-12 The location of the site is such that there is the potential for noise issues to affect nearby residential properties at the north end of the site (depending on use).

WLC Flood Risk Assessment

30-Jan-14 Separation of Linhouse Water and protection of watercourses from surface water contamination. A Flood Risk Assessment would be required for this site. SEPA Updated Flood Risk Map 2013 - A small area of this site appears at risk of pluvial flooding. There is also a history of fluvial flooding caused by incapacity or obstruction of a nearby culvert inlet. A Flood Risk Assessment may be required to demonstrate the extent of any risk. The usual attenuation and treatment of runoff criteria

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

NHS - Lothian

19-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.

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.

WLC Contaminated Land

16-Jun-11 No known issues.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

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 or 15m, 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.

SEPA - Water Environment

15-Feb-12 A minimum 6m buffer would be required from any development to any watercourse within or adjacent to the site and there are also restoration opportunities to culverts on the site that could be opened up.

WOSAS

31-May-12 No sites have been recorded from within this substantial plot, which encompasses a sizeable area of apparent Greenfield. Comparison with available historical mapping suggests that the majority of the plot has not been affected by substantial development during the modern period, meaning that it retains the potential to contain buried deposits associated with occupation and use from earlier periods. This potential is enhanced by the scale of the area proposed for development.

SEPA - Flooding

15-Feb-12 Information provided from the council states that separation of Linhouse Water and protection of watercourses from surface water contamination. SEPA require a Flood Risk Assessment which assesses the flood risk from the multiple minor watercourses which flow through the site. Based on the OS Map there is also a culverted watercourse through the site which should be investigated. We would highlight PAN 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". Potential development of allocation could increase the probability of flooding elsewhere. There are no water resilient measures

WLC Transportation

09-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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.

LP Ref / UCS Ref	ELv56	/	Audit		
EOI no				Consult Position	Completed
Category	Employment and Business			Consult Update	23-Jan-14
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	23-Jan-14
This site was allocated for employment use in the local plan and has since been completed.					
East Calder Primary/West Calder High, St Pauls/St Margarets Academy					
List of Consultations and Dates	Current Status		Proposed Use		

WLC Environmental Health

22-May-13 No comments.

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

Scottish Water

10-Jul-14 Made detailed comments at the time when the site has been subject to previous planning applications

WLC Education

10-Jul-14 No comments, site is for non housing use.

British Airports Authority (BAA)

10-Jul-14 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.

WLC Transportation

10-Jul-14 Site has been developed, detailed comments would have been made on proposals at the time when planning applications

WLC NETS and Land Services

23-May-13 No adverse comments.

WLC Flood Risk Assessment

31-Jan-13 Possible removal from process as site completed. If site is to be developed however or redeveloped, a Flood Risk Assessment would be required as there is a drain along the northern boundary and the Linhouse Water burn is within 70m of the western boundary of the site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

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.

WLC Economic Property Development

15-Jun-12 This site has been completed, but should be retained within an employment area boundary in the LDP.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Transport Scotland

03-Apr-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.

SEPA - Flooding

15-Feb-12 SEPA require a require a Flood Risk Assessment which assesses the flood risk from the small drain to the north of the site. Potential bund to the north of the site also. The potential development of allocation could increase the probability of flooding

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip or stnad off from any watercourse and there are no restoration opportunities.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this alloocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

LP Ref / UCS Ref	ELv57	/	Audit		
EOI no				Consult Position	Completed
Category	Employment and Business			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	19-Nov-13

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.

Boghall Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

02-Nov-13 No issues - non housing site.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

NHS - Lothian

19-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.

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.

SEPA - Water Environment

15-Feb-12 The Lochshot Burn flows in the southe east corner osf the site. A buffer strip is required of 6m between any development and the watercourse. There are also restoration opportunities to the watercourse.

SNH

18-Mar-13 No comments made.

WLC Contaminated Land

16-Jun-11 This site is adjacent to former Deans Oil Works Mine No. 3. A Contaminated Land Site Investigation is therefore likely to be

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 Southern site is wet, possible issues, caution of drainage issues that needs discussed. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

WLC Economic Property Development

15-Jun-12 Overall site should be retained in employment use, either as an allocation or in an employment area boundary. There are multiple ELv57 allocations that require to be subdivided to confirm exact status of each site.

Scottish Water

13-Mar-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.

Transport Scotland

03-Apr-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.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for any of these sites and there is also no requirement for any water resilient measures to be introduced.

HSE (Health and Safety Executive)

12-Mar-14 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.

The sites lies within the inner, outer and middle consultation zones for the Ineos Wilton to Grangemouth Ethylene Pipeline. The site is also within the outer consultation zone for HSE referenced site H4097 (Glen Turner Distillery Ltd)

WLC Transportation

09-Apr-13 Access to existing access roads at Starlaw Road. See also Transport Background Paper to the Main Issues Report (MIR) for

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.

WOSAS

31-May-12

No sites have been recorded from within the four areas that make up this plot. Many of these sub-plots appear to have already been affected by substantial modern development. For example, roads have already been constructed across the plot to the south of Starlaw Road, and it is apparent that there has been a fair amount of ground disturbance associated with this. In the plot immediately to the north of this, the western half is already occupied by a large modern building, though the eastern section does not appear to have been so substantially disturbed. The plot immediately to the north of the Tailend Roundabout appears to be relatively undisturbed, but the eastern end of the large plot to the NW is occupied by a substantial building. Again, however, the western section of this plot appears to have been less affected by modern disturbance. There are therefore a number of areas of this plot that would appear to retain some potential to produce buried deposits associated

Scottish Enterprise

13-Mar-12

This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

WLC Environmental Health

08-May-13

No issues identified.

Historic Scotland

31-May-12

Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

LP Ref / UCS Ref	ELv57	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	10-Jul-14
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	10-Jul-14

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.

Boghall Primary/Bathgate Academy, Our Lady of Lourdes/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

22-Nov-14 No comments, site is proposed for a non housing use.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Water Environment

15-Feb-12 The Lochshot Burn flows in the southe east corner osf the site. A buffer strip is required of 6m between any development and the watercourse. There are also restoration opportunities to the watercourse.

WLC Flood Risk Assessment

30-Jan-14 Southern site is wet, possible issues, caution of drainage issues that needs discussed. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

NHS - Lothian

19-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.

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.

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 Overall site should be retained in employment use, either as an allocation or in an employment area boundary. There are multiple ELv57 allocations that require to be subdivided to confirm exact status of each site.

Scottish Water

13-Mar-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.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Contaminated Land

16-Jun-11 This site is adjacent to former Deans Oil Works Mine No. 3. A Contaminated Land Site Investigation is therefore likely to be

HSE (Health and Safety Executive)

12-Mar-14 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.

The sites lies within the inner, outer and middle consultation zones for the Ineos Wilton to Grangemouth Ethylene Pipeline. The site is also within the outer consultation zone for HSE referenced site H4097 (Glen Turner Distillery Ltd)

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

WOSAS

31-May-12 No sites have been recorded from within the four areas that make up this plot. Many of these sub-plots appear to have already been affected by substantial modern development. For example, roads have already been constructed across the plot to the south of Starlaw Road, and it is apparent that there has been a fair amount of ground disturbance associated with this. In the plot immediately to the north of this, the western half is already occupied by a large modern building, though the eastern section does not appear to have been so substantially disturbed. The plot immediately to the north of the Tailend Roundabout appears to be relatively undisturbed, but the eastern end of the large plot to the NW is occupied by a substantial building. Again, however, the western section of this plot appears to have been less affected by modern disturbance. There are therefore a number of areas of this plot that would appear to retain some potential to produce buried deposits associated

Transport Scotland

03-Apr-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 Environmental Health

08-May-13 No issues identified.

WLC Transportation

27-Nov-13 Access to existing access roads at Starlaw Road. See also Transport Background Paper to the Main Issues Report (MIR) for

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

SEPA - Flooding

15-Feb-12

There is no requirement for any Flood Risk Assessment or Drainage Assessment for any of these sites and there is also no requirement for any water resilient measures to be introduced.

LP Ref / UCS Ref	ELv57	/	Audit		
EOI no			Consult Position	Preferred	
Category	Employment and Business		Consult Update	11-Jul-14	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description 3.1
Conclusions	Brown/Gree	Greenfield	Conclusion Date	11-Jul-14	

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.

Boghall Primary/Bathgate Academy, St Columbas/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

22-Nov-13 No comments, site is non housing site.

WLC NETS and Land Services

23-May-13 No comments

WLC Flood Risk Assessment

30-Jan-14 Southern site is wet, possible issues, caution of drainage issues that needs discussed. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Contaminated Land

16-Jun-11 This site is adjacent to former Deans Oil Works Mine No. 3. A Contaminated Land Site Investigation is therefore likely to be

Scottish Water

13-Mar-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.

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 Overall site should be retained in employment use, either as an allocation or in an employment area boundary. There are multiple ELv57 allocations that require to be subdivided to confirm exact status of each site.

NHS - Lothian

19-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.

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
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SEPA - Water Environment

15-Feb-12 The Lochshot Burn flows in the southe east corner of the site. A buffer strip is required of 6m between any development and the watercourse. There are also restoration opportunities to the watercourse.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details.

WOSAS

31-May-12 No sites have been recorded from within the four areas that make up this plot. Many of these sub-plots appear to have already been affected by substantial modern development. For example, roads have already been constructed across the plot to the south of Starlaw Road, and it is apparent that there has been a fair amount of ground disturbance associated with this. In the plot immediately to the north of this, the western half is already occupied by a large modern building, though the eastern section does not appear to have been so substantially disturbed. The plot immediately to the north of the Tailend Roundabout appears to be relatively undisturbed, but the eastern end of the large plot to the NW is occupied by a substantial building. Again, however, the western section of this plot appears to have been less affected by modern disturbance. There are therefore a number of areas of this plot that would appear to retain some potential to produce buried deposits associated

HSE (Health and Safety Executive)

12-Mar-14 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.

The sites lies within the inner, outer and middle consultation zones for the Ineos Wilton to Grangemouth Ethylene Pipeline. The site is also within the outer consultation zone for HSE referenced site H4097 (Glen Turner Distillery Ltd)

Transport Scotland

03-Apr-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 Environmental Health

08-May-13 No issues identified.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

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.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for any of these sites and there is also no requirement for any water resilient measures to be introduced.

LP Ref / UCS Ref	ELv59	/	Audit		
EOI no			Consult Position	Preferred	
Category	Employment and Business		Consult Update	11-Jul-14	
Planning Officer			Prime Quality Agricultural Land	No	Class Description 4.2
Conclusions	Brown/Gree	Brownfield	Conclusion Date	11-Jul-14	

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.

Williamston Primary/James Young High (The), St Pauls/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

31-Mar-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

WLC Education

22-Nov-13 No issues, site is a non housing site.

WLC Flood Risk Assessment

30-Jan-14 Drainage via pond approved to south west of site in site, not constructed to a great standard. SEPA Flood Risk Map 2013 Update - Parts of this site appear prone to pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

WLC Environmental Health

19-Jun-12 No issues identified.

SEPA - Water Environment

14-Jun-12 A buffer strip required including recommended with a minimum of 6m width to the pond within the site.

WLC Contaminated Land

16-Jun-11 Former pond on part of site, likley has been infilled. Investigation of this area will be required.

NHS - Lothian

19-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.

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

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- * 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.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

Scottish Water

13-Mar-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.

WLC Economic Property Development

15-Jun-12 Only some of the original site allocation remains undeveloped, this will continue to be allocated in the LDP and the remaining site will revert to just being within the employment area boundary.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

WLC Transportation

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

WOSAS

31-May-12

No sites have been recorded from within this plot. Comparison with the 1st and 2nd edition OS maps suggest that the ground was largely undisturbed during the 19th century, with only a field boundary and the line of a track passing under the railway in a cutting being depicted. These features are not shown on modern OS maps of the area, which indicate that much of the plot has already been affected by modern development. Buildings are shown on most of the area to the north of Oakbank Park Place, while much of the ground to the south appears to have been prepared for development. Given the limited proportion of the plot that has not already been affected by modern construction disturbance, archaeological work is

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.

SEPA - Flooding

15-Feb-12

There is no requirement for any Flood Risk Assessment for this site or for any Drainage Assessment. There is also requirement for any water resilient measures to be introduced to the site.

LP Ref / UCS Ref	ELv60	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	11-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	11-Jul-14
					4.2

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.

The site has an approved planning brief.

Williamston Primary/James Young High (The), St Pauls/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

WLC NETS and Land Services

11-Jul-14 substantial landscaping would be required around the site and protection of existing structural landscaping.

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

WLC Flood Risk Assessment

30-Jan-14 Drain to south west of the site Check application, includes SUDS pond to west of allocation. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

Scottish Water

13-Mar-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.

NHS - Lothian

19-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.

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.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Economic Property Development

15-Jun-12 This site needs to be sub-divided from the original allocation to allow for further development. The site should also remain within the employment area boundary within the LDP.

WLC Contaminated Land

16-Jun-11 No known issues.

SNH

18-Mar-13 No comments made.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Coal Authority

26-Feb-13 The site is partially within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

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.

WOSAS

31-May-12 On site has been recorded from within the proposed development area - the farmstead of Contentibus, which was depicted on the 1st edition Ordnance Survey map of the area, but which is not shown on modern maps. Nothing is known about the original date of foundation of this farmstead. The remainder of the plot was shown as undeveloped ground on the 1st and 2nd edition maps, and are also shown as unoccupied on current maps and aerial photographs. As the proposed development is situated on previously undeveloped land, there is potential for significant unrecorded sub-surface

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site and there is also no water resilient measures recommended.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are also no restoration opportunities.

WLC Transportation

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

LP Ref / UCS Ref	ELv61	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	19-Nov-13

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.

Carmondean Primary/Deans Community High, St John Ogilvie/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

31-Mar-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

WLC NETS and Land Services

23-May-13 No comments or issues

WLC Education

02-Nov-13 No issues, site is a non housing site.

NHS - Lothian

19-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.

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.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment and Drainage Assessment are required for this site. No development on site at present. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Contaminated Land

16-Jun-11 No known issues.

Scottish Water

13-Mar-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.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 Site should be retained as an employment allocation within the LDP, within an employment area boundary. The site has not been developed as of 15 June 2012.

SNH

18-Mar-13 No comments made.

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip on this site and there are no restoration opportunities.

WOSAS

31-May-12 No sites have been recorded within this plot. The area was shown as undeveloped on the 1st, 2nd and 3rd edition OS maps. Modern OS maps indicate that the area remains undeveloped, though current aerial photographs suggest that there may already have been a degree of earth-moving on the site. The potential for buried deposits relating to earlier phases of occupation to survive will to a large degree depend on the extent of previous disturbance. The fairly limited size of the plot may also suggest that the potential for buried material to be present may be fairly low.

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.

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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Flooding

15-Feb-12 A Flood Risk Assessment and Drainage Assessment are required for this site. No development on site at present.

2326 Houston Interchange East

Livingston

LP Ref / UCS Ref	ELv62	/	Audit		
EOI no				Consult Position	Completed
Category	Employment and Business			Consult Update	10-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	10-Jul-14
This site has been developed and is being removed from the LDP as a result.					
St Nicholas/St Margarets Academy, Houston Industrial Estate/St Margarets Academy					
List of Consultations and Dates	Current Status		Proposed Use		

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Economic Property Development

15-Jun-12 This site has been completed and should be removed from the LDP as an allocation and retained within the employment area boundary.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

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.

WLC Flood Risk Assessment

31-Jan-13 This site has been completed and can be removed from the LDP process.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site and there are no water resilient measures required also.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

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.

LP Ref / UCS Ref	ELv63	/	Audit		
EOI no			Consult Position	Preferred	
Category	Employment and Business		Consult Update	19-Nov-13	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description 3.2
Conclusions	Brown/Gree	Greenfield	Conclusion Date	19-Nov-13	

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.

Bellsquarry Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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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

WLC Education

02-Nov-13 |No issues, the site is being promoted for a non residential use.

WLC NETS and Land Services

23-May-13 No issues or comments.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

30-Jun-11 No known issues.

WLC Contaminated Land

14-Jun-11 No known issues.

Scottish Water

13-Mar-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.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. The site is undeveloped at the time of writing of 15 June 2012.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

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.

WLC Environmental Health

24-Sep-12 No issues identified.

WLC Flood Risk Assessment

31-Jan-13 No apparent issues

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site. There are also no water resilient measures requiring to be introduced for this site. It is noted that the Dedridge Burn flows within 20m of the northern site boundary at its nearest point.

WOSAS

31-May-12 No sites have been recorded from this site, located to the north of Calder Road. The area was depicted as undeveloped on the 1st and 2nd edition OS maps, and despite substantial development in the surrounding area over the 20th century, this also appears to be the case. Current maps and aerial photographs suggest that this plot has not been substantially affected by development during the modern period, meaning that it may retain some potential to produce buried deposits associated

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are also no restoration opportunities.

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.

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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.

2290 Beugh Burn

Livingston

LP Ref / UCS Ref ELv64 / **Audit**

EOI no **Consult Position** Preferred

Category Employment and Business **Consult Update** 09-Jul-14

Planning Officer **Prime Quality Agricultural Land** No **Class Description**

Conclusions **Brown/Gree** Greenfield **Conclusion Date** 09-Jul-14

The site is allocated for development in the West Lothian Local Plan and contributes towards to established employment land supply for West Lothian. Part of the site has already been developed as a garden centre (class 1 shops use).

There is a need to maintain an adequate supply of employment land to ensure that employment opportunities are

Dechmont Infant Primary/Broxburn Academy, St Nicholas/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

WLC NETS and Land Services

23-May-13 A landscaping plan would be required to accompany any application and existing trees protected and retained where possible.

WLC Education

02-Nov-13 No comments, site is allocated for a non housing use.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Economic Property Development

15-Jun-12 This site needs to be sub-divided from the original allocation to allow for further development. The existing developed part should be removed from the allocation and retained within the employment area boundary.

WLC Contaminated Land

16-Jun-11 Site occupied partly a former shale bing. A Contaminated Land Site Investigation will be required.

SNH

18-Mar-13 No comments made.

WLC Environmental Health

19-Jun-12 The location of the site is such that there is the potential for noise issues to affect nearby residential properties (depending

NHS - Lothian

19-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.

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 & Midcalders) - 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.

SEPA - Water Environment

14-Jun-12 There is requirement for a 6m buffer strip from any development to the watercourse. There would also be opportunities for restoration. Any re- alignment proposals of Beugh Burn would need detailed discussions with SEPA. Early contact with our regulatory staff is advised. Likely a complex licence under Controlled Activities Regulations.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Flood Risk Assessment

30-Jan-14 Re-alignment of Beugh Burn and integrated SUDS scheme. Check planning application/consent also. The council require a Flood Risk Assessment which assesses the flood risk from the Beugh Burn and tributaries which flows through the site. Consideration should be given to small watercourses. Any proposed re-alignment will be dealt with through the CAR (2011) process.

SEPA Flood Risk Map 2013 Update - A significant part of this site is at risk of flooding from out of bank flows in the Beugh Burn and potentially from a backing up effects resulting from the potential collapse of a structurally frail culvert downstream. Small areas of site appear prone to some limited pluvial flooding. It is probable that this risk can be mitigated through

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Flooding

15-Feb-12 The Beugh Burn flows through the site. There are also other watercourses through the site. Information provided from the council states that re-alignment of Beugh Burn and integrated SUDs scheme is required. SEPA require a Flood Risk Assessment which assesses the flood risk from the Beugh Burn and tributaries which flows through the site. Consideration should be given to small watercourses. Any proposed re-alignment will be dealt with through the CAR (2011) process. Potential development of allocation could increase the probability of flooding elsewhere. Part of the site at risk of fluvial flooding. Allocation potentially at medium to high risk of fluvial flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map) Potential development of allocation could increase the probability of flooding

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 3 of the M8 and potential in-combination effects on the M8.

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

09-Apr-13 Access from existing access adjacent to Dobbies Garden Centre from A89 roundabout. See also Transport Background Paper to the Main Issues Report (MIR) for details.

HSE (Health and Safety Executive)

12-Mar-14 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.

WOSAS

31-May-12 No sites have been recorded from within this sizeable plot. The area was shown as largely undeveloped farmland on the 1st, 2nd and 3rd edition Ordnance Survey maps. While these show evidence for large-scale mining in the areas to the east and west, this does not appear to impinge on the plot itself. Current maps and aerial photographs indicate that the area remains substantially unaffected by modern development, meaning that it retains some potential to produce buried deposits associated with earlier phases of occupation. This potential is enhanced by the scale of the area proposed for development.

2317 Almondvale Business Park - Livingston HUB

Livingston

LP Ref / UCS Ref	ELv65	/	Audit		
EOI no				Consult Position	De-allocate
Category	Employment and Business			Consult Update	20-May-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	20-May-14

The site is allocated for employment use in the adopted plan. It is, however, within the town centre boundary where a broader range of uses are considered appropriate and therefore it is proposed to de-allocate this employment site.

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 its location within the town centre and the long standing aspiration as a development site.

Dedridge Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

09-Jul-14 No comments, site is a non housing site.

HSE (Health and Safety Executive)

09-Jul-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

WLC NETS and Land Services

23-May-13 No comments.

NHS - Lothian

19-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.

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.

SNH

18-Mar-13 No comments made.

SEPA - Water Environment

15-Feb-12 There is a watercourse along the northern boundary of the site. A 6m buffer would be required between any development and the watercourse. There would also be opportunities for restoration.

WLC Economic Property Development

15-Jun-12 This site should be reallocated for town centre uses or mixed uses. The loss of these sites from mainstream employment uses is acceptable as employment sites could still be developed on the sites as they are in the town centre and town centre uses would also be acceptable. Site is also submitted as part of EOI-0089.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Contaminated Land

16-Jun-11 No known issues.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment is required for this site. No apparent significant issues however. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

WLC Transportation

27-Nov-13 Access off Almondvale Crescent. See also Transportation Background Paper to the Main Issues Report (MIR) for further

Transport Scotland

03-Apr-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.

WOSAS

31-May-12 Although no sites have been recorded from within this plot, it is located immediately to the south of two areas where the discovery of a long cist cemetery was recorded in the Ordnance Survey Object Name Book of 1852. Although there has been considerable development in the surrounding area during the course of the 20th century, some potential may remain for additional burials or associated deposits to survive in the vicinity, particularly in those areas that have been less affected by

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the northern boundary. Majority of site is likely developable. Potential development of allocation could increase the probability of flooding elsewhere. There are no water resilient measures required for this site.

LP Ref / UCS Ref	ELv66	/	Audit	EOI-0089	
EOI no				Consult Position	De-allocate
Category	Employment and Business			Consult Update	20-May-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	20-May-14

The site is to be de-allocated from class 4 to town centre uses and removed from employment land supply to allow for a broader range of uses to more fully reflect its town centre location and therefore it is proposed to de-allocate this employment site.

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 its location within the town centre and the long standing aspiration as a development site.

Dedridge Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Flood Risk Assessment

30-Jan-14 No apparent issues but caution due to site run off from south of site. SEPA Flood Risk Map Update 2013 - Small areas of site appear prone to pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

WLC Environmental Health

19-Jun-12 No issues identified.

NHS - Lothian

19-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.

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.

WLC Contaminated Land

16-Jun-11 No known issues.

SNH

18-Mar-13 No comments made.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Economic Property Development

15-Mar-13 This site should be reallocated for town centre uses or mixed uses. The loss of these sites from mainstream employment uses is acceptable as employment sites could still be developed on the sites as they are in the town centre and town centre uses would also be acceptable. Site is also submitted as part of EO1-0089.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

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.

WOSAS

31-May-12 Although no sites have been recorded from within this plot, it is located reasonably close to two areas where the discovery of a long cist cemetery was recorded in the Ordnance Survey Object Name Book of 1852. Although there has been considerable development in the surrounding area during the course of the 20th century, some potential may remain for additional burials or associated deposits to survive in the vicinity, particularly in those areas that have been less affected by ground disturbance.

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site. There are also no water resilient measures requiring to be introduced to the site.

3071 Land at Almondvale Business Park

Livingston

LP Ref / UCS Ref	ELv66 & ELv67 /	Audit	EOI-0089	
EOI no	EOI-0089		Consult Position	De-allocate
Category	Expression of Interest		Consult Update	20-May-14
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree Greenfield		Conclusion Date	20-May-14

The site is to be de-allocated from class 4 to town centre uses and removed from employment land supply to allow for a brader range of uses to more fully reflect its town centre location and therefore it is proposed to de-allocate this employment site.

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 its location within the town centre and the long standing aspiration as a development site.

Dedridge Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

22-Nov-13 No issues, site is for non housing use.

HSE (Health and Safety Executive)

10-Jul-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

WLC NETS and Land Services

23-May-13 No issues.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-Mar-13 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 & Midcalden) - 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.

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

30-Jan-14 No apparent issues but caution due to site run off from south of site. SEPA Flood Risk Map 2013 Update - Small areas of site appear prone to pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Economic Property Development

15-Jun-12 This site should be reallocated for town centre uses or mixed uses. The loss of these sites from mainstream employment uses is acceptable as employment sites could still be developed on the sites as they are in the town centre and town centre uses would also be acceptable. Site is also submitted as part of EOI-0089.

WLC Contaminated Land

16-Jun-11 No known issues.

Scottish Water

13-Mar-13 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

WLC Environmental Health

13-Mar-13 No issues identified.

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.

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12 Although no sites have been recorded from within this plot, it is located reasonably close to two areas where the discovery of a long cist cemetery was recorded in the Ordnance Survey Object Name Book of 1852. Although there has been considerable development in the surrounding area during the course of the 20th century, some potential may remain for additional burials or associated deposits to survive in the vicinity, particularly in those areas that have been less affected by ground disturbance.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Transport Scotland

03-Apr-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.

LP Ref / UCS Ref	ELv67	/	Audit	EOI-0089	
EOI no				Consult Position	De-allocate
Category	Employment and Business			Consult Update	09-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	09-Jul-14

The site is to be de-allocated from class 4 (business use) to town centre uses and removed from employment land supply to allow for a broader range of uses to more fully reflect its town centre location and therefore it is proposed to de-allocate this employment site.

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 its location within the town centre and the long standing aspiration as a development site.

Dedridge Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

09-Jan-13 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

WLC Education

02-Nov-13 No comments, site is non housing site.

WLC NETS and Land Services

23-May-14 No comments.

Scottish Water

13-Mar-13 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 - Water Environment

15-Feb-12 There is a watercourse and drain that runs through the site. A minimum 6m wide buffer strip would be required between any development on the site and the watercourse. There would also be opportunities for restoration of the watercourse through development of the site.

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment which assesses the flood risk from the small drain located within the site is required for this site. Flood issues from B&Q site to south. SEPA Updated Flood Risk Map 2013 - A significant area of this site appears prone to some pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Mar-13 This site should be reallocated for town centre uses or mixed uses. The loss of these sites from mainstream employment uses is acceptable as employment sites could be still be developed on the sites as they are in the town centre and town centre uses would also be acceptable. Site is also submitted as part of EOI-0089.

WLC Contaminated Land

16-Jun-11 No known issues.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Environmental Health

19-Jun-12 No issues identified.

NHS - Lothian

19-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.

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 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Transport Scotland

03-Apr-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.

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.

WOSAS

31-May-12 Although no sites have been recorded from within this plot, it is located reasonably close to two areas where the discovery of a long cist cemetery was recorded in the Ordnance Survey Object Name Book of 1852. Although there has been considerable development in the surrounding area during the course of the 20th century, some potential may remain for additional burials or associated deposits to survive in the vicinity, particularly in those areas that have been less affected by ground disturbance.

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small drain located within the site. The site is however not at medium to high risk from flooding.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

27-Nov-13 Use of existing access adjacent to site from Almondvale Place. See Transport Background Paper to the Main Issues Report (MIR) for details.

1239 Houstoun Interchange (north west)

Livingston

LP Ref / UCS Ref ELv68 / Audit

EOI no Consult Position Preferred

Category Employment and Business Consult Update 19-Nov-13

Planning Officer Prime Quality Agricultural Land No Class Description

Conclusions Brown/Gree Brownfield Conclusion Date 19-Nov-13

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.

Knightsridge Primary/Deans Community High, St John Ogilvie/St Margarets Academy

List of Consultations and Dates Current Status Proposed Use

WLC Education

22-Nov-13 No issues or comments, site is non housing.

HSE (Health and Safety Executive)

31-Mar-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

WLC NETS and Land Services

23-May-13 No comments.

WLC Flood Risk Assessment

30-Jan-14 Flood Risk Assessment required and Drainage Impact Assessment required also. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

WLC Contaminated Land

16-Jun-11 No known issues.

WLC Environmental Health

19-Jun-12 The location of the site is such that there is the potential for noise issues to affect nearby residential properties (depending

NHS - Lothian

19-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.

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.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

SNH

18-Mar-13 No comments made.

Scottish Water

13-Mar-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.

WLC Economic Property Development

15-Jun-12 This site should continue to be allocated for employment as per the adopted West Lothian Local Plan 2009.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WOSAS

31-May-12 No sites have been recorded from within this plot. The area was shown as being under tree cover on the 1st, 2nd and 3rd edition Ordnance Survey maps, and is likely to have undergone a fair degree of previous disturbance as a result of construction of Houstoun Interchange. This is likely to have had a detrimental effect on the potential for any buried deposits related to earlier phases of occupation to survive, and as a result, archaeological work is unlikely to be necessary in relation

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Transport Scotland

03-Apr-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.

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.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment and a Drainage Impact Assessment are required. SEPA are unaware of any flood risk issues for this site however there is a record of nearby flooding in 2004 and 2009. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer.

WLC Transportation

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

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

2299 Dunlop Square West

Livingston

LP Ref / UCS Ref ELv9 / **Audit**

EOI no **Consult Position** Preferred

Category Employment and Business **Consult Update** 19-Nov-13

Planning Officer **Prime Quality Agricultural Land** No **Class Description**

Conclusions **Brown/Gree** Greenfield **Conclusion Date** 19-Nov-13

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.

Deans Primary/Deans Community High, St Columbas/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Contaminated Land

30-Jun-11 Site of former Deans Oil Works Mine No. 4. Site Investigation will be required.

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. The site has only been partially developed at the time of writing.

SEPA - Water Environment

15-Feb-12 There is no requirement for a buffer strip and there are no restoration opportunities.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 No apparent issues, no Flood Risk Assessment or Drainage Assessment required. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Environmental Health

19-Jun-12 No issues identified.

NHS - Lothian

19-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.

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.

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.

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot. Comparison with the 1st edition OS map indicates that during the mid 19th century, the northern end of the site included a section of a walled garden or orchard enclosure associated with the nearby Deans farmstead. This was also shown on the 2nd edition, but by the time of the 3rd edition, the boundaries of this had been amended, while much of the centre and southern section of the plot were occupied by a tramway, buildings and large tip associated with a mine. This type of substantial industrial development is likely to have removed any material associated with earlier phases of occupation that may have been present, and as a result, it is unlikely that archaeological work would be necessary in relation to the development of this plot.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

HSE (Health and Safety Executive)

12-Mar-14 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 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Transport Scotland

03-Apr-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.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site. There is also no requirement for any water resilient measures to be introduced on this site.

2238 Glen Road / Broomyknowe Road Drive

Livingston

LP Ref / UCS Ref	GR1	/	Audit	D128	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	24-Jan-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	24-Jan-14
This site is a windfall housing site that has planning permission and will be carried forward into the Local Development					
Deans Primary/Deans Community High, St John Ogilvie/St Margarets Academy					
List of Consultations and Dates	Current Status		Proposed Use		

WLC Flood Risk Assessment

31-Mar-14 It is noted that SEPA recommend that the council comment on this allocation as they may have further information on surface water flooding and management in the area. Planning permission has been granted on this site.

British Airports Authority (BAA)

30-Jan-14 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.

Scottish Enterprise

31-Jan-14 No comments, housing site.

WLC Transportation

27-Nov-13 Access as per planning permission. Town location, access from Broomyknowe Drive. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

Transport Scotland

18-Feb-14 Very small site in Livingston of little consequence to the trunk road network.

Transport Scotland has no significant comments to make.

NHS - Lothian

31-Jan-14 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.

Coal Authority

30-Jan-14 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.

WOSAS

24-Feb-14 No sites have been recorded from within this small plot. The area was shown as undeveloped on the 1st and 2nd edition Ordnance Survey maps, but by the 3rd edition, a row of terraced structures was showing fronting onto Glen Road. These were presumably constructed between c. 1890 and c. 1913. Current OS maps and aerial photographs indicate that these structures have been removed, and that the central area of the plot is occupied by modern housing. While there may be some potential for buried remains associated with the buildings shown on the 3rd edition to survive on the Glen Road frontage, their recent date of construction suggests that these would not raise a particular archaeological issue, while the small scale of the plot and the disturbance associated with construction of the modern housing suggests that there would be

WLC Waste Management

31-Jan-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SNH

14-Feb-14 No comments on this allocation.

SEPA - Flooding

24-Feb-14 SEPA recommend that the council comment on this allocation as they may have further information on surface water flooding and management in the area

SEPA - Water Environment

24-Feb-14 Standard SUDs are sufficient to prevent deterioration of status of the site. There are no restoration opportunities and there no requirement for a buffer strip.

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Marchbank WTW. There are no network issues at present.

Waste: There is sufficient capacity at Livingston WWTW. However, depending on development proposal and existing pre-development flows a drainage impact assessment may be required. A foul only connection would be the preferred option.

WLC NETS and Land Services

10-Feb-14 No requirements due to small scale nature of site.

WLC Economic Property Development

10-Feb-14 No comments.

WLC Contaminated Land

11-Feb-14 Council historical mapping shows no potentially contaminative activities having been carried out on site. Potentially contaminative industries, e.g. quarrying have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to ensure land is suitable for use.

1065 Panhandle - Deerpark Drive

Livingston

LP Ref / UCS Ref	HLv104	/	Audit	KW002	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	18-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	18-Nov-13

The site has planning approval and construction has commenced.

Carmondean Primary/Deans Community High, St John Ogilvie/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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British Airports Authority (BAA)

10-Jul-14 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.

Transport Scotland

10-Jul-14 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.

Scottish Water

10-Jul-14 Provided detailed comments when the planning application was submitted.

WLC Environmental Health

10-Jul-14 No comments.

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

WLC NETS and Land Services

10-Jul-14 No adverse comments, landscaping plan was required as part of the planning application.

WLC Contaminated Land

10-Jul-14 No comments.

WLC Education

10-Jul-14 No issues, site received planning permission in 2007.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

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.

WLC Flood Risk Assessment

31-Jan-13 Possible removal of site from process as site is completed.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

SEPA - Flooding

15-Feb-12 No comments, this site has been largely completed.

SEPA - Water Environment

15-Feb-12 No comments, this site has been largely completed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main issues Report (MIR) for further

LP Ref / UCS Ref	HLv106	/	Audit	KNR5	
EOI no				Consult Position	De-allocate
Category	Auditable-Constrained			Consult Update	20-May-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	20-May-14

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 however has a long term lease for the neighbouring Almond Valley Heritage Centre for a car park and therefore it is proposed that this site be de-allocated.

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

22-Nov-13 No objections, developer contributions would be required for RC Secondary, the catchment schools are Inverlond CHS, Livingston Village, St Margaret's RC Academy and Howden St Andrews.

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

NHS - Lothian

19-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.

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.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 Drainage assessment required. SEPA Flood Risk Map Update 2013 - This site includes culverted watercourse running parallel to Millfield. The usual attenuation and treatment of runoff criteria would apply.

WLC Contaminated Land

14-Jun-11 No known issues.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

SNH

18-Mar-13 No issues identified.

Scottish Water

20-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Transportation

27-Nov-13 Access off Millfield. See also Transport Background Paper to the Main Issues Report (MIR) for details.

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot, which is located outside the area of increased archaeological sensitivity associated with the historic core of Livingston or the former Livingston Mill, now used as the Scottish Shale Mine Museum. Comparison with available historical maps indicates that the area is likely to have been undeveloped ground since at least the mid 19th century, suggesting that it may retain some potential to produce buried deposits relating to previous phases of occupation. However, the relatively small scale of the plot and the fact that current aerial photographs indicate that part of it is under tree cover suggests that this potential may not be particularly high.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements developer to ensure good pedestrian linkage to adjacent play

Scottish Enterprise

13-Mar-12 No comments.

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.

Transport Scotland

03-Apr-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.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Drainage Impact Assessment is required. There is no requirement for any water resilient measures for this site.

1236 Cousland Interchange East

Livingston

LP Ref / UCS Ref HLv109 / Audit LE003
EOI no Consult Position De-allocate
Category Auditable-Constrained Consult Update 31-Mar-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 31-Mar-14

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.

Although development would result in rehabilitation of a largely brownfield site, the site is located very close to the A899, particularly the western boundary, and may be susceptible to noise issues. It is therefore proposed that this site be de-allocated.

Riverside Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy

List of Consultations and Dates Current Status Proposed Use

WLC Education

02-Nov-14 No objections as site is an existing allocation, developer contributions would be required for RC Secondary, the catchment schools, are St. Margaret's Academy, Inveralmond CHS, Riverside Primary and Howden St.Andrews.

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

WLC Economic Property Development

15-Jun-12 No Comment - Housing Site.

WLC Environmental Health

19-Jun-12 The site is located within a busy interchange where there is considerable traffic noise. As a consequence, it is not considered to be a suitable site for housing.

NHS - Lothian

19-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.

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.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.

SNH

18-Mar-13 No issues identified.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Contaminated Land

14-Jun-11 No known issues.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Flood Risk Assessment

30-Jan-14 Drainage Assessment required. SEPA Flood Risk Map Update 2013 - A large area of this site is impacted by pluvial flooding. It might potentially be possible to mitigate susceptibility by effective engineering but this cannot be at the expense of increasing flood risk on the public road. The developer may be expected to accommodate flood storage on the site which has the potential to limit the extent of development. The usual attenuation and treatment of runoff criteria would apply.

Transport Scotland

03-Apr-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 Transportation

27-Nov-13 access onto Cousland Road. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

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.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Drainage Impact Assessment is required. Record of flooding in adjacent area in 2003. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. There are no water resilient measures required for this site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

27-Mar-13 Much of this plot is occupied by elements of the Cousland Interchange, and it is unclear how much of the ground would actually be available for housing. The plot was shown as undeveloped on the 1st edition map of the mid 19th century, apart from various field boundaries, but has obviously been substantially affected by earth-moving associated with construction of the junction and associated landscaping. This is likely to have removed any material associated with earlier phases of occupation that may have been present, and as such, it is unlikely that archaeological work would be necessary in relation to

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements to the play facilities west of Craigs Farm.

1235 Centre Interchange

Livingston

LP Ref / UCS Ref	HLv110	/	Audit	AV002	
EOI no				Consult Position	De-allocate
Category	Auditable-Constrained			Consult Update	31-Mar-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	31-Mar-14

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.

Although development would result in rehabilitation of a brownfield site, the site is located very close to the A899, particularly the eastern boundary, and may be susceptible to noise issues. It is therefore proposed that this site be de-allocated.

Dedridge Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

11-Feb-14 No adverse comments, site an exsiting allocation in the West Lothian Local plan with catchment schools of St Margaret's Academy, James Young High, Dedridge Primary and St.Ninian's Rc Primary.

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

WLC Environmental Health

19-Jun-12 The site is located very close to the A899, particularly the eastern boundary, and may be susceptible to noise issues.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

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.

SNH
18-Mar-13 No issues identified.

WLC Contaminated Land
14-Jun-12 No known issues.

WLC Economic Property Development
15-Jun-12 No comment - Housing Site.

WLC Waste Management
12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SEPA - Water Environment
15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

SEPA - Flooding
15-Feb-12 Information provided from the council states that a Drainage Impact Assessment is required. There are no water resilient measures required for this site. Record of nearby flooding in 2001, 2003 and 2009. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. This site is approximately 75m south of the River Almond at its nearest point to the river.

Scottish Water
13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.

WLC Flood Risk Assessment
30-Jan-14 Drainage Assessment required. SEPA Flood Risk Map Update 2013 - This site includes a few low areas where surface water can accumulate. It is thought that these could potentially be engineered to avoid surface water accumulating there. The usual attenuation and treatment of runoff criteria would apply.

Historic Scotland
31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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

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.

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements to the facility.

WOSAS

31-May-12 The majority of this plot appears to be occupied by roads and earthworks associated with the Central Interchange. It is unclear how feasible it would be to construct housing in this area. However, given that much of the plot appears likely to have been subject to extensive ground disturbance associated with road construction, its future development is unlikely to raise a significant archaeological issue.

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

1051 Kirkton North 10B

Livingston

LP Ref / UCS Ref HLv111 / Audit KN10B
EOI no Consult Position Preferred
Category Auditable-Constrained Consult Update 10-Jul-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Greenfield Conclusion Date 10-Jul-14

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 proposal is supported as infill development within the settlement envelope.

The site also has an approved planning brief.

Peel Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy

List of Consultations and Dates Current Status Proposed Use

WLC Education

22-Nov-13 No objections, developer contributions required for RC Secondary. Site is in th catchments of Inveralmond CHS, St Kentigern's Academy, Peel Primary and Howden St Andrews.

SNH

18-Mar-13 No issues identified.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Environmental Health

19-Jun-12 The site is located near the A705 and also adjacent to a water treatment works which may give rise to odour issues.

WLC Flood Risk Assessment

30-Jan-14 There is a surface water capacity problem affecting this site. Regional SUDS control in place. There is also the requirement for water resilient measures to be introduced to this site. SEPA Flood Risk Map 2013 Update - This site has a history of flooding and retaining runoff. It is also traversed by a culverted watercourse. Each of these issues should be capable of being mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 No comment - Housing Site.

NHS - Lothian

19-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.

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.

WLC Contaminated Land

14-Jun-11 No known issues.

Scottish Water

13-Mar-13 In terms of water supply the site is served by the MARCHBANK water treatment works (WTW) where there is sufficient capacity. A 300mm water main runs along the edge of 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 limited capacity.

SEPA - Water Environment

15-Feb-12 There is no requirement for a buffer strip and there are no restoration opportunities.

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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12 No sites have been recorded from within this plot, though it lies to the site of the farmstead of East Long Livingston, which was depicted on Roy's Military Survey of Scotland, conducted in the period 1747-55. The plot itself was depicted as undeveloped ground on the 1st, 2nd and 3rd edition Ordnance Survey maps, and modern maps and aerial photographs suggest that it has not been disturbed by substantial previous development. This suggests that it retains some potential to produce buried deposits

Transport Scotland

03-Apr-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 Transportation

27-Nov-13 New access required onto B7015, see also approved planning brief. See also Transport Background Paper to the Main Issues Report (MIR) for details.

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements to the Almond Greenway.

SEPA - Flooding

15-Feb-12 Information provided from the council states there is a surface water capacity problem affecting this site. Regional SUDS control in place. There is also the requirement for water resilient measures to be introduced to this site.

HSE (Health and Safety Executive)

12-Mar-14 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.

139 Eliburn

Livingston

LP Ref / UCS Ref	HLv115	/	Audit	EE24	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	18-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	18-Nov-13
The site has planning approval and construction has commenced.					
Deans Primary/Deans Community High, St John Ogilvie/St Margarets Academy					
List of Consultations and Dates	Current Status		Proposed Use		

WLC Economic Property Development

15-Jun-12 No comment - Housing Site.

NHS - Lothian

19-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.

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.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Flood Risk Assessment

31-Jan-13 Flood Risk Assessment required, possible removal of site from process as the site is being developed as a council house

WLC Transportation

11-Dec-13 Access as per existing planning permission. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

SEPA - Water Environment

15-Feb-12 No comments made, this site is largely developed.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Flooding

15-Feb-12 No comments made, this site is largely developed.

1342 Deans West/Hardie Road

Livingston

LP Ref / UCS Ref HLv122 / Audit D127-356450
EOI no Consult Position Preferred
Category Auditable-Local Plan Consult Update 10-Jul-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Greenfield Conclusion Date 10-Jul-14

The site is an existing allocation within the West Lothian Local Plan.
Although greenfield, the proposal is supported as infill development within the settlement envelope.

The site has an approved planning brief.

Meldrum Primary/Deans Community High, St John Ogilvie/St Margarets Academy

List of Consultations and Dates Current Status Proposed Use

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

WLC Education

22-Nov-13 No objections, contributions will be required for RC Secondary school. The catchment schools are Deans CHS, Meldrum Primary, St Margaret's Academy and St John Ogilvie Primary,

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

NHS - Lothian

19-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.

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 Water

13-Mar-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 limited capacity.

WLC Environmental Health

19-Jun-12 The location of the site suggestst that noise mitigation may be required at the northern boundary with M8.

SEPA - Flooding

15-Feb-12 Record of nearby flooding in 2004 and 2008. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. There is no requirement however for a Flood Risk Assessment or Drainage Assessment for this site. There are no water resilient measures required for this site.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Contaminated Land

14-Jun-11 No known issues.

WLC Economic Property Development

15-Jun-12 No comment - Housing Site.

SNH

18-Mar-13 No issues identified.

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.

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12

No sites have been recorded from within the boundaries of this plot, located to the north of Hardie Road. The area was shown as wooded on the 1st, 2nd and 3rd edition Ordnance Survey maps, the trees being part of a shelter belt forming part of the designed landscape associated with Dechmont House. Current maps and aerial photographs suggest that the plot remains largely undeveloped, suggesting that it could retain some potential to produce buried deposits associated with earlier phases of occupation. However, the extent of this potential is likely to be reduced somewhat by the action of tree roots

WLC Transportation

27-Nov-13

This site has been the subject of an approved planning brief so any access would be required to take account of that. See also Transport Background Paper to the Main Issues Report (MIR) for details.

WLC Flood Risk Assessment

30-Jan-14

SEPA Flood Risk Map Update 2013 - There is a risk of surface water accumulating on Hardie Road. Care will need to be taken to ensure that development of this site does not allow runoff from Hardie Road into the development site and if it were to do so to ensure that the runoff can be safely routed through the site without compromise to property within the site or

Scottish Enterprise

13-Mar-12

No specific issues or concerns as this site is allocated as a housing site.

WLC NETS and Land Services

23-Apr-13

Financial contributions to be used to facilitate improvements and developer to ensure good pedestrian linkage to adjacent play facilities.

1349 Almond South Junction - Craigshill South

Livingston

LP Ref / UCS Ref HLv123 / Audit C007-355640
EOI no Consult Position De-allocate
Category Auditable-Constrained Consult Update 09-Jul-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 09-Jul-14
This site is not being taken forward as it has access issues. It is therefore proposed that this site be de-allocated.
Letham Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy
List of Consultations and Dates Current Status Proposed Use

WLC Education

02-Nov-13 No issues, developer contributions required for RC Secondary schools SPG.

Historic Scotland

09-Jul-13 No comments or observations. 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

WLC Environmental Health

19-Jun-12 Gap site near existing houses – no issues

Coal Authority

17-May-12 The coal authority requests that WLC identifies whether past coal mining activity has taken place using GIS data provided by the coal authority. 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 to developments. The coal authority emphasises that former mining activities and related hazards are not a strict constraint on development; The coal authority would therefore not wish to suggest that any potential sites should be excluded from allocation on the basis of former mining

SEPA - Water Environment

14-Jun-12 Is there a water feature within site boundary-no - There is no requirement for any stand off or resilience features.

WLC Economic Property Development

10-Feb-14 No comments.

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Marchbank WTW. There are no network issues at present.

Waste: Previous communications from Scottish Water stated that there is limited capacity at East Calder AVSE PFI WWTW. Scottish Water will continue to monitor the capacity at the point at which a growth project is required a developer will need to meet the 5 Criteria. The site should be developed on a fully separate system and further investigation may be required depending on foul flow. There are existing foul and surface water sewers running through this site which may need to be diverted depending on the layout of the site.

WLC Contaminated Land

11-Feb-14 Council historical mapping shows no potentially contaminative activities having been carried out on site. Potentially contaminative industries, e.g. mills have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to ensure land is suitable for use.

WOSAS

24-Feb-14

No sites have been recorded from within this plot, located to the west of Stevenson Court. It was shown as being largely undeveloped on the 1st edition Ordnance Survey map, though a road or track was depicted running into its northern boundary, with a ditch or drain continuing on from this to the River Almond. This situation remained generally unchanged on the 2nd edition map. Current OS maps indicate that the site is under trees and scrub, though aerial photographs show that it is more likely managed landscaped grass. It is apparent that the surrounding area has been subject to extensive development during the 20th century, and the potential for buried archaeological material to be present within the compartment is likely to depend on the extent to which it has been affected by ground disturbance associated with this work.

WLC Flood Risk Assessment

30-Jan-14

SEPA Flood Risk Map 2013 Update - This site includes a few low areas where surface water can accumulate. It is thought that these could potentially be engineered to avoid surface water accumulating there. The usual attenuation and treatment of runoff criteria would apply.

British Airports Authority (BAA)

30-Jan-14

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.

Transport Scotland

18-Feb-14

Small site in Livingston. Nearest junction is J3 of the M8.

Whilst Transport Scotland has no significant comments to make on the site there may be a cumulative issue relating to those sites that would have an impact on J3 of the M8.

SEPA - Flooding

14-Jun-12

A Flood Risk Assessment is required if this site is to be developed. -SEPA Flood Risk Map 2013 Update - This site includes a few low areas where surface water can accumulate. It is thought that these could potentially be engineered to avoid surface water accumulating there. The usual attenuation and treatment of runoff criteria would apply.

NHS - Lothian

31-Jan-14

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.

SNH

14-Feb-14 No comments on this allocation.

Scottish Enterprise

31-Jan-14 No comments, housing site.

WLC Transportation

27-Nov-13 New access required via Almond South Road. Town location, access from Almond South Road. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

WLC Waste Management

31-Jan-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

1350 Inveralmond Community Area B (North)

Livingston

LP Ref / UCS Ref	HLv128	/	Audit	LW10	
EOI no				Consult Position	Completed
Category	Auditable			Consult Update	18-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield	Conclusion Date		18-Nov-13
The site has planning approval and construction has commenced.					
Harrysmuir Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy					
List of Consultations and Dates	Current Status		Proposed Use		

Transport Scotland

10-Jul-14 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 Environmental Health

10-Jul-14 No adverse comments were made on this planning application.

Scottish Water

10-Jul-14 No adverse comments were made at the time of the application and any development was required to meet Scottish Water requirements.

Historic Scotland

10-Jul-14 No adverse comments were made on this planning application.

WLC NETS and Land Services

10-Jul-14 No adverse comments were made on the planning application.

WLC Education

22-Nov-13 No adverse comments, ctachment schools are Inverlmond CHS, Harrysmuir Primary, Howden St Andrews and St.

WLC Contaminated Land

10-Jul-14 No adverse comments were made on this planning application.

HSE (Health and Safety Executive)

10-Jul-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

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

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.

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 No comment - Housing Site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

31-Jan-13 Drainage Impact Assessment required. Site already has potential SuDS basin. Site is under construction as a council house

WLC Transportation

27-Nov-13 Access required as per planning permission. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Flooding

15-Feb-12 Drainage Impact Assessment required. Site already has potential SuDS basin. Site is under construction as a council house

SEPA - Water Environment

15-Feb-12 Drainage Impact Assessment required. Site already has potential SuDS basin. Site is under construction as a council house build site. There is no requirement for any buffer strip and there are no restoration opportunities.

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.

2137 St Ninian's Primary (North)

Livingston

LP Ref / UCS Ref HLv129 / Audit DDER3
EOI no Consult Position De-allocate
Category Auditable-Constrained Consult Update 11-Jul-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Greenfield Conclusion Date 11-Jul-14

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 greenfield and there are other more suitable sites available for development.

The Council Executive in early 2009, decided that the site should not be developed for housing as it may be required for future extensions to St Ninians Primary School. It is therefore proposed that this site be de-allocated for housing.

Dedridge Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates Current Status Proposed Use

WLC Education

22-Nov-13 Site ie being retained for possible extension to St Ninians Primary.

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

NHS - Lothian

19-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.

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.

WLC Contaminated Land

14-Jun-11 Historic maps show an area of raised land across the site. This will require investigation to determine any contamination.

WLC Flood Risk Assessment

30-Jan-14 Remove site from process, previous Council Executive decision to not pursue development on this site. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SEPA - Water Environment

14-Jun-12 Is there a water feature within site boundary. It is understood this site has been removed from process and previous West Lothian Council Executive decision to not pursue development on this site.

WLC Economic Property Development

15-Jun-12 No comment - Housing Site.

Scottish Water

13-Mar-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 limited capacity.

SNH

18-Mar-13 No issues identified.

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.

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements to the facility at Lanthorn Community Centre.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Drainage Impact Assessment is required. Record of nearby flooding in 2001 and 2009. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. It is understood this site has been removed from process and previous West Lothian Council Executive decision to not pursue development on this site.

WOSAS

31-May-12

No sites have been recorded from within the boundaries of this plot, located to the north of St Ninian's Primary School. The area was depicted as open ground on the 1st, 2nd and 3rd edition Ordnance Survey maps, and current maps and aerial photographs suggest that this may still be the case, suggesting that it could retain some potential to produce buried material associated with earlier phases of occupation. It is unclear, however, the extent to which the area has been affected by earth-moving associated with the construction of the adjacent housing and school – it is possible that if this involved significant amounts of land-forming, the potential for earlier deposits to survive may be fairly limited.

Scottish Enterprise

13-Mar-12

No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

03-Apr-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 Transportation

27-Nov-13

Access off Douglas Rise using existing access point. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

Historic Scotland

31-May-12

Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

1344 Howden Bridge West

Livingston

LP Ref / UCS Ref	HLv133-COU12 / LIV 1	Audit	AV007
EOI no	EOI-0158	Consult Position	Preferred
Category	Expression of Interest	Consult Update	10-Jul-14
Planning Officer		Prime Quality Agricultural Land	No
Conclusions	Brown/Gree Greenfield	Conclusion Date	10-Jul-14

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Education

10-Jul-14 Education support.

SNH

18-Mar-13 A biodiversity assessment of the site will be required, given the proximity to the riparian corridor of the River Almond.

NHS - Lothian

19-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.

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 Water

15-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 No comment - Housing Site.

WOSAS

20-Feb-13 No sites have been recorded from within the boundaries of this plot, which was depicted as undeveloped ground on the 1st, 2nd and 3rd edition OS maps. The area also appears as open ground on current OS maps of the area, though it is apparent that the surrounding landscape has undergone substantial amounts of earth-moving during the course of the 20th century. The extent to which these operations have affected the plot itself would determine whether its development would raise an archaeological issue; if it has been relatively unaffected, it may still retain some potential to produce material associated with

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 Flood Risk Assessment

31-Jan-13 This site is no longer allocated for development in the local plan, no comments

WLC Environmental Health

24-May-13 No issues identified.

WLC NETS and Land Services

03-Apr-13 See Council Executive committee report 21st May 2013 in relation to Almondvale Park Study.

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. mill have operated within the vicinity of the site.

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.

SEPA - Water Environment

15-Feb-12 This site is no longer allocated for development in the local plan, no comments

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

SEPA - Flooding

15-Feb-12 This site is no longer allocated for development in the local plan, no comments

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

03-Apr-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.

1919 Brucefield Industrial

Livingston

LP Ref / UCS Ref	HLv136	/	Audit	B17		
EOI no				Consult Position	Preferred	
Category	Auditable			Consult Update	18-Nov-13	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	3.2
Conclusions	Brown/Gree	Brownfield		Conclusion Date	18-Nov-13	

The site is an existing allocation within the West Lothian Local Plan.

The proposal is supported as infill development within the settlement envelope. The council is minded to grant planning permission for this site, subject to conclusion of a Section 75 legal agreement.

Bellsquarry Primary/James Young High (The), St Marys (Polbeth)/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

WLC NETS and Land Services

09-Jul-14 Landscaping and tree protection will be required to be confirmed through any subsequent detailed planning application.

British Airports Authority (BAA)

09-Jul-14 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.

WOSAS

12-Nov-11 No known issues.

Scottish Water

09-Jul-14 No objections subject to the developer meeting all SW technical and permit requirements.

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.

Historic Scotland

18-Nov-13 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

WLC Environmental Health

12-Sep-11 Confirm that noise from the railway line south of the site will not be an issue, however, the development layout in any subsequent detailed planning application, will require to take account of and mitigate the noise from industrial premises to the north west at Brucefield Industrial Estate.

WLC Education

09-Jul-14 Catchment schools are St Margaret's Academy, James Young Hill, St Mary's Polbeth and Bellsquarry Primary. ;part of the site will be required by the council for an extension to West Calder High School. Developer contributions also require to be paid for RC Secondary SPG.

SNH

18-Mar-13 An ecological survey of the site is required, given that there is a history of protected species in the locality. The developer will require to adhere to SNH licensing requirements.

NHS - Lothian

19-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.

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.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Flood Risk Assessment

31-Jan-13 Planning permission to be granted subject to S.75 on this site. A Flood Risk Assessment and Drainage Assessment is required for this site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 No comment - Housing Site.

WLC Transportation

27-Nov-13 Access required as per approved planning brief and any subsequent planning application. See also Transportation Background Paper to the Main issues Report (MIR) for further details.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Flooding

15-Feb-12 Comments previously made on application that is understood to have been granted. A Flood Risk Assessment and Drainage Assessment is required for this site.

WLC Contaminated Land

02-May-13 No potentially contaminative activities have been recorded on site. Potentially contaminative industries, e.g. factory works and quarrying, have operated within the immediate vicinity of the site.

HSE (Health and Safety Executive)

12-Mar-14 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.

SEPA - Water Environment

15-Feb-12 Comments previously made on application that is understood to have been granted. There is no requirement for a buffer strip and there are no restoration opportunities.

1946 Deans South Rebuild New component

Livingston

LP Ref / UCS Ref HLv137 / HLV137 **Audit**

EOI no

Consult Position

Preferred

Category

Enquiries Possible

Consult Update

10-Jul-14

Planning Officer

Prime Quality Agricultural Land No

Class Description

Conclusions

Brown/Gree Brownfield

Conclusion Date

10-Jul-14

The site contributes towards the council's next phase of the council house build programme.
The site owner/developer has confirmed intention to bring the site forward within the LDP plan period.

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.

The site was previously subject of a failed Compulsory Purchase Order by the council several years ago. There remains an aspiration however to redevelop this site on land where houses have been previously demolished.

Deans Primary/Deans Community High, St John Ogilvie/St Margarets Academy

List of Consultations and Dates

Current Status

Proposed Use

WLC Flood Risk Assessment

04-Mar-14 The site does not appear to be generally at risk of flooding – there is a minor pluvial risk in the south area of the site but I would have thought this can be engineered out with the new layout / levels etc.

The usual comments will apply regarding surface water management / SUDS.

WLC NETS and Land Services

21-May-14 The council's Residential Development Guide (2013) applies to sites where more than ten dwellings are proposed and requires that developers address amenity/active open space and play provision by making a financial payment to the council, unless there is a compelling case for direct on site provision. For the avoidance of doubt, contributions apply equally to flats and houses. A base tariff of £1,500 has been adopted and is applied on a pro-rata basis. See table below for relevant contributions. Prospective developers are, nevertheless, encouraged to confirm site specific contributions by contacting the Development Management team prior to making a planning application.

In this instance, it is anticipated that contributions will primarily be used to provide play facilities within the wider redevelopment site of Deans South in a more central location in a later phase. In the meantime, there are nearby play facilities to the west that can be used by residents in the interim at Rosebery Park .

Planning gain required. Possible enhancement of local parks at Deans Wood, Station Park, Central Recreation Area and School grounds at Deans Primary and Improvement of access to park - could include possible part of school grounds and include access to north end of site. The link is important between site and play area to the west also. There will also be a requirement to provide enhanced amenity open space in the site and an opportunity to include a pedestrian crossing to the park also at Deanswood.

WLC Economic Property Development

21-May-14 No comments, site is housing site.

WOSAS

21-May-14 No known issues.

Coal Authority

21-May-14 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Education

21-May-14 Education Planning is a statutory consultee in the planning permission process and any objection by Education is a material consideration in the determination of planning permission. An objection by the Service could prevent planning permission being obtained. School rolls constantly change and prior to submission of a planning application it is recommended that developers contact Education Planning to obtain an up to date status on both the available capacity at the schools, education's position on any potential application and any contributions that are in place.

The site is within the catchment areas of Deans ND Primary, St John Ogilvie RC Primary, St. Margaret's RC Academy and Deans Community High School.

RC Secondary

There is a requirement of £1,983 per residential unit, but only where this applies to properties with 3 or more habitable rooms. This payment to be indexed to the RICS Building Cost Information Service Tender Price Index with the 1st quarter of 2010 forming the base date. It should be noted there may be exemptions to this requirement and that this SPG may be subject to future change. Full details of the SPG can be found at the below link:

http://www.westlothian.gov.uk/media/downloadaddoc/1799514/1841832/1850797/dsei_interimchanges

Actual payments will be index linked to the changes indicated in the RICS Building Cost Information Service Tender Price Index using the first quarter 2010 as the base date and the levels of contribution will be reviewed regularly to take account of changed circumstances. See details within detailed Supplementary Planning Guidance for specific exemptions. While this can be accessed from the council's web page, it is recommended that the most up to date position is verified with Education Planning.

General Education Information:

Planning guidelines are prepared within a specific timeframe and it is not uncommon for school rolls and capacities to change over each session. Government guidance and contribution policies can also change. Consequently, there may be a need to phase a particular development with suspensive planning conditions that was not originally envisaged when the planning guidelines were prepared.

Prospective developers must contact the council's Education Planning service for up to date information on contributions at an early stage in preparing their proposals.

At the time of writing, no developer contributions are required for the ND Secondary School infrastructure or primary school infrastructure. This position could change.

Historic Scotland

14-Jun-13 Content that this site unlikely to raise significant concerns for our historic environment interests.

Scottish Water

27-May-13 There is existing water and waste water infrastructure in the site which will need to be taken into consideration when planning the site. In terms of waste water the site is served by the East Calder plant where there is sufficient capacity to accommodate development of the site. In terms of water the site is served by the Marchbank plant where there is sufficient capacity to accommodate development of the site.

WLC Waste Management

31-Jan-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated in the adopted West Lothian Local Plan 2009.

Requirement to provide adequate access for 26T vehicles and for the container storage to accommodate the 3 bin system plus Food Caddy for individual households and for multi occupancy blocks to have adequate bin storage for 1100l bins for

WOSAS

30-May-13

This area was shown as undeveloped on the 1st, 2nd and 3rd edition Ordnance Survey maps. However, modern maps and current aerial photographs indicate that it is now almost entirely occupied by modern housing. Construction of this housing is likely to have resulted in substantial amounts of ground disturbance, and this will have largely removed the potential for buried material relating to earlier phases of occupation to survive. As a result, we would not consider archaeological work to be necessary in relation to the redevelopment of this plot.

This block of ground was shown as being undeveloped on the 1st, 2nd and 3rd edition Ordnance Survey maps. However, modern OS maps and current aerial photographs indicate that it is almost wholly covered with modern housing. Construction of this housing is likely to have involved substantial amounts of ground disturbance, a process that will have resulted in the removal of any buried deposits associated with earlier phases of occupation that may have been present. As a result, the demolition of the existing housing stock and the redevelopment of this block would not raise a substantive archaeological issue.

WLC Transportation

27-Nov-13

Access via existing road network. Town location, existing streets to be used. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

Scottish Government's guidance, 'Designing Streets', has dispensed with a formal and prescriptive hierarchy of street typologies and has moved away from the previous rigid application of standards. It reinforces the link between road engineering, planning and urban design and promotes a design-led approach to street design that takes into account site specific requirements. It heralds a fundamental shift away from road dominated layouts, placing greater emphasis on creating places to live, and it is important that developers have full regard to, and comply with this policy guidance when designing their housing layout. The council's Roads and Transportation Manager is currently reviewing technical advice for developers and has undertaken to produce a guidance manual in due course. In the meantime, it has been agreed with Roads and Transportation Services that a formal Traffic Impact Assessment will not be required but developers must observe and satisfy the specific requirements set out below.

The existing vehicular access roads should be utilised within the site where possible, in particular to link this into the surrounding road (Deans South Road and road west of the site) and footpath network. In particular access should be maintained with the site to the east, that is likely to be developed as a next phase into the future. There is the possibility, dependent on the layout, that one of the roads (Staffa) may require to be subject of a 'stopping up order' under the Roads (Scotland) Act 1984 if the proposal requires a public road to be removed.

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 industries, e.g. quarrying, railway land and oil works have operated within the vicinity of the site.

Transport Scotland

18-Feb-14

Redevelopment of existing Council stock in Livingston. Reasonable site size but nominal net change anticipated.

Transport Scotland has no significant comments to make.

Scottish Enterprise

31-Jan-14

No comments, housing site.

SEPA - Water Environment

17-Jun-13

There is no requirement for any water resileint measures to be introduced to the site and there are no restoration

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.

SEPA - Flooding

17-Jun-13 There is a record of surface water flooding nearby in 2008 and 2009. No further information provided. There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site.

WLC Environmental Health

13-Aug-13 Consideration of rail noise mitigation at southern boundary.

NHS - Lothian

31-Jan-14 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.

SNH

14-Jun-13 Existing development is well sited within the footpath network and benefits from small areas of woodland and shelterbelts, particularly to the west and south. There are several areas of open space in the development, some of which are 'on line' and included in the access network. Others are bounded by housing and car parking. Redevelopment of the site offers an opportunity to address such issues.
We have no records of protected species from this area.

579 Ballantyne Place (South) Formerly EE5B

Livingston

LP Ref / UCS Ref	HLv26	/	Audit	EE5B - 356631	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	18-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree			Conclusion Date	18-Nov-13

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 proposal is supported as infill development within the settlement envelope.

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

02-Nov-13	No issues, site is within the catchment schools of Inveralmund, Peel Primary, St Margaret's Academy and St John Ogilvie Primary, developer contributions required for RC Secondary, may be further contributions required in the future.
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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
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WLC Contaminated Land

14-Jun-11	No known issues.
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WLC Environmental Health

19-Jun-12	The southern boundary of the site is close to Cousland Rd (A705) and may be susceptible to possible traffic noise.
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WLC Economic Property Development

15-Jun-12	No comment - Housing Site.
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SEPA - Water Environment

15-Feb-12	There is the requirement for a 6m wide buffer strip to the Folly Burn watercourse at the eastern end of the site. There are no restoration opportunities.
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WLC Flood Risk Assessment

30-Jan-14	A Flood Risk Assessment is required for this site. SEPA Flood Risk Map 2013 Update - There is a history of the Folly Burn where it enters the culvert on this site. If this site were to be developed there would need to be measures put in place to defend the site against flooding from this source. The developer will also be expected to install measures to improve the hydraulic performance of the culvert inlet and prevent overtopping onto Cousland Road. The usual attenuation and treatment
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WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

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.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

13-Mar-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 NEWBRIDGE waste water treatment works (WWTW) where there is limited capacity.

SNH

18-Mar-13 No issues identified,

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment is required. SEPA support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows through the east of the site (The Folly 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 constrained due to flood risk. Record of flooding in adjacent area in 2003. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere. There are no water resilient measures

Scottish Enterprise

04-Jul-13 No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements at Peel Park.

WLC Transportation

27-Nov-13 New access required to link to existing network at Ballantyne Place. See also Transport Background Paper to the Main Issues Report (MIR) for details.

WOSAS

31-May-12 This plot partially falls within an Archaeological Consultation Trigger (ACT) polygon associated with an unroofed building shown on the 1st edition Ordnance Survey map of the mid 19th century. This map also indicates that at this time, the plot itself was partially occupied by a structure annotated as Livingston Offices, presumably associated with the nearby Livingston House, built on the site of the Peel of Livingston. Although the later house had been pulled down before the 1st edition map was surveyed, the gardens and offices survived, and indeed the former offices were also shown on the 2nd and 3rd edition maps, though they were annotated as Livingston Place. The plot itself would have been located within the designed landscape associated with Livingston House and depicted on Roy's Military Survey of Scotland, conducted in the mid 18th century. There is some potential that buried deposits may survive within the area, though current aerial photographs indicate that

LP Ref / UCS Ref	HLv59	/	Audit	MS6A		
EOI no	EOI-0030			Consult Position	Preferred	
Category	Auditable			Consult Update	18-Nov-13	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	4.1
Conclusions	Brown/Gree	Greenfield		Conclusion Date	18-Nov-13	
The site has planning approval and construction has commenced.						
Williamston Primary/James Young High (The), St Ninians/St Margarets Academy						
List of Consultations and Dates	Current Status		Proposed Use			

HSE (Health and Safety Executive)

01-Sep-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

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment required. It is noted that the council are minded to grant planning permission on this housing site. SEPA Flood Risk map Update 2013 - site is under construction

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Economic Property Development

15-Jun-12 No comment - Housing Site.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

SEPA - Water Environment

15-Feb-12 There is no requirement for a buffer strip and there are no restoration opportunities. It is noted that the council are minded to grant planning permission on this housing site.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Contaminated Land

16-Jun-11 No known issues.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

East Calder, Mid Calder, Kirknewton, Wilkieston, Murieston, Bellsquarry and some outlying farms and properties - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transport Background Paper to the Main Issues Report (MIR) for details.

WOSAS

31-May-12 No sites have been identified from within the boundaries of this plot, located to the west of Wellhead Farm. Wellhead Farm was depicted 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 in the later 18th and early 19th centuries. The plot itself was shown as undeveloped farmland on the 1st edition OS map of the mid 19th century, and also on subsequent OS coverages. As the ground does not appear to have been disturbed by substantial modern development, it would retain some potential to produce buried deposits relating to earlier phases of occupation.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a flood risk assessment is required. SEPA support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the southern boundary of the site. It is noted that the council are minded to grant planning permission on this housing site.

Transport Scotland

03-Apr-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.

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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

3033 Site at Wellhead Farm

Livingston

LP Ref / UCS Ref	HLv59 /	Audit	EOI-0051		
EOI no	EOI-0030		Consult Position	Preferred	
Category	Expression of Interest		Consult Update	18-Nov-13	
Planning Officer		Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree Greenfield		Conclusion Date	18-Nov-13	

The site has planning approval and construction has commenced.

Williamston Primary/James Young High (The), St Pauls/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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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

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 Contaminated Land

14-Jun-11 No known issues.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is sufficient capacity.

WLC Environmental Health

13-Mar-13 No issues identified.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

Murieston - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA is to provide for a

WLC Economic Property Development

19-Mar-13 No comment - Housing Site.

SNH

18-Mar-13 No issues identified.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment is required for this site. SEPA Flood Risk map Update 2013 - site is under construction

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a flood risk assessment is required. SEPA support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the southern boundary of the site. It is noted that the council are minded to grant planning permission on this housing site.

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.

WOSAS

31-May-12

No sites have been identified from within the boundaries of this plot, located to the west of Wellhead Farm. Wellhead Farm 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. The plot itself was shown as undeveloped farmland on the 1st edition OS map of the mid 19th century, and also on subsequent OS coverages. As the ground does not appear to have been disturbed by substantial modern development, it would retain some potential to produce buried deposits relating to earlier phases of occupation.

WLC Transportation

09-Apr-13

See Transport Background Paper to the Main Issues Report (MIR) for details.

SEPA - Water Environment

15-Feb-12

There is no requirement for any buffer strip and there are no restoration opportunities. It is noted that the council are minded to grant planning permission on this housing site.

LP Ref / UCS Ref	HLv61	/	Audit	MS8	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	18-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	18-Nov-13

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 proposal is supported as infill development within the settlement envelope and presents a logical next phase of residential development.

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.

Williamston Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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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

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Contaminated Land

14-Jun-11 Land affected by deposition of historic incinerator ash and corresponding contamination issues. Site Investigation carried out a number of years ago. A further Site Investigation and Remediation Strategy will be required. The previous application was subject to Public Local Inquiry following the refusal of planning permission.

WLC Environmental Health

19-Jun-12 No issues identified.

SEPA - Water Environment

15-Feb-12 There is no requirement for a buffer strip and there are no restoration opportunities.

WLC Economic Property Development

15-Jun-12 No comment - Housing Site.

Coal Authority

17-May-12 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

Murieston - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA is to provide for a

WLC Flood Risk Assessment

30-Jan-14 A Drainage Assessment is required for this site. SEPA Flood Risk Map Update 2013 - The usual attenuation and treatment of runoff criteria would apply.

Scottish Water

13-Mar-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 limited capacity.

SNH

18-Mar-13 No issues identified.

WLC Transportation

27-Nov-13 Existing access to be used. See also Transport Background Paper to the Main Issues Report (MIR) for details.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a drainage impact assessment is required. SEPA support this position.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

Transport Scotland

03-Apr-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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot, located to the SE of Tarbert Drive. Comparison with available historical maps indicates that it has been undeveloped since at least the mid 19th century. It is apparent that there has been substantial recent development in the vicinity of the plot associated with the construction of Tarbert Drive, Murieston Valley and Teviot Drive. The plot itself appears to have remained largely unaffected by this work, and so may retain some potential to produce buried material associated with previous phases of occupation. However, the relatively small scale of the plot and the fact that some of it appears to be under tree cover suggests that this potential may not be particularly high.

LP Ref / UCS Ref	HLv68	/	Audit	99/1	
EOI no				Consult Position	De-allocate
Category	Auditable-Constrained			Consult Update	09-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	09-Jul-14

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 not confirmed any intention to bring the site forward within the LDP plan period.

As a brownfield site, development is supported by the council's preferred strategy to release brownfield land for development.

Education capacity is available to support development of the site.

However, there has been no recent development interest for residential development on the site and the building is partially in use for business uses and has not been subject of any application for housing since the early 1990s.

It is therefore proposed that the site be de-allocated.

Riverside Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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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

WLC Education

22-Nov-13 No objections as site is an existing allocation, developer contributions would be required for RC Secondary, the catchment schools, are St. Margaret's Academy, Inveralmond CHS, Riverside Primary and Howden St.Andrews.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SEPA - Flooding

15-Feb-12 Information provided from the council states that a drainage impact assessment is required. There are no water resilient measures required for this site.

SNH

18-Mar-13 No issues identified.

NHS - Lothian

19-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.

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.

WLC Economic Property Development

15-Jun-12 No comment - Housing Site.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.

WLC Contaminated Land

14-Jun-11 Given the present use and past use of the site, a Phase 1 Contaminated Land Investigation will be required to accompany any planning application submitted for this site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 A Drainage Assessment is required for this site. SEPA Flood Risk Map Update 2013 - The usual attenuation and treatment of runoff criteria would apply.

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

03-Apr-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 Transportation

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

WOSAS

31-May-12 No sites have been recorded from within this plot. Although it was depicted as undeveloped on the 1st and 2nd edition OS maps, current maps and aerial photographs indicate that it is almost entirely occupied by three large modern buildings and associated car parking. Construction of these features is likely to have removed any material associated with earlier phases of occupation that may have been present, and as a result, the proposed development of this plot is unlikely to raise an archaeological issue.

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.

249 Bellsquarry 16

Livingston

LP Ref / UCS Ref	HLv73	/	Audit	B16	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	18-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	18-Nov-13

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.

Although a greenfield site, the proposal is supported as infill development within the settlement envelope.

Bellsquarry Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC NETS and Land Services

23-May-13 Landscaping should follow requirements set out in planning brief for the site. No other comments

WLC Education

09-Jul-14 Site is an existing allocation in the adopted West Lothian Local Plan. The catchment schools are James Young High, Bellsquarry Primary, St. Margaret's Academy and St Ninians RC Primary. Developer contributions will be required for RC Secondary and may be required for other catchment schools in the future.

WLC Economic Property Development

15-Jun-12 No comment - Housing Site.

Scottish Water

13-Mar-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 limited capacity.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a drainage impact assessment is required. Unsure what is meant by sensivity analysis required. Also developer required to provide a culvert beneath Calder Road to drain the playing field via the Woodland Trust ditch that runs along the east boundary of HLv73. SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse to the east of the site. Record of nearby flooding in 2001 and 2008. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Environmental Health

19-Jun-12 No issues identified.

SEPA - Water Environment

15-Feb-12 There is the requirement for a buffer strip of 6m between any development on the site and the watercourse at its eastern end. There are no restoration opportunities.

SNH

18-Mar-13 No issues identified.

WLC Flood Risk Assessment

30-Jan-14 A Drainage Impact Assessment is required for this site. Sensitivity Analysis required also. Any developer required to provide a culvert beneath Calder Road to drain the Playing field via the Woodland Trust ditch that runs along the east boundary of HLV73. SEPA Flood Risk Map Update 2013 - The usual attenuation and treatment of runoff criteria would apply.

NHS - Lothian

19-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.

Bellsquarry and some outlying farms and properties - Existing facilities : East Calder Medical Practice

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

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Contaminated Land

14-Jun-11 No known issues.

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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details.

WOSAS

31-May-12 No sites have been recorded from this small plot, located to the south of Calder Road. The area was depicted as undeveloped on the 1st and 2nd edition Ordnance Survey maps, and this situation appears to have remained unaltered throughout the 20th century, as current maps and aerial photographs suggest that the plot has not been extensively disturbed by previous development. This would suggest that it retains some potential to produce buried deposits associated with earlier phases of activity, though given the relatively limited scale of the plot, this potential may not be particularly high.

WLC Transportation

27-Nov-13 Access required onto Calder Road. See also Transportation Background Paper to the Main issues Report (MIR) for further

LP Ref / UCS Ref	HLv76	/	Audit	C35	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	18-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	18-Nov-13

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 is brownfield, provides a natural infill between the existing residential areas and meets with the council's preferred development strategy to support the release of brownfield land.

Letham Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

22-Nov-14 No objections as site is an existing allocation, developer contributions would be required for RC Secondary, the catchment schools, are St. Margaret's Academy, Inveralmond CHS, Letham Primary and Howden St.Andrews.

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

SNH

18-Mar-13 No issues identified.

WLC Contaminated Land

14-Jun-11 No known issues.

WLC Economic Property Development

15-Jun-12 No comment - Housing Site.

Scottish Water

13-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.

NHS - Lothian

19-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.

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.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip for this site and there are no restoration opportunities.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Flood Risk Assessment

30-Jan-14 A Drainage Assessment required for this site. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

WOSAS

31-May-12

No sites have been recorded from within the boundaries of this small plot, located to the north of Ettrick Drive. Comparison with available historical maps indicates that the site was undeveloped in the mid 19th century, with only a field boundary shown on the 1st edition running across the plot. This situation appeared to remain unchanged into the 20th century. It is apparent from post-WWII OS maps and current aerial photographs that the plot was previously occupied by housing, construction of which is likely to have removed any deposits relating to earlier phases of occupation that may have been present. As a result, archaeological work is unlikely to be necessary in relation to the development of this plot.

SEPA - Flooding

15-Feb-12

Information provided from the council states that a drainage impact assessment is required. There is a record of nearby flooding in 2003 and 2009. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. There are no water resilient measures required for this site.

Transport Scotland

03-Apr-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 Transportation

27-Nov-13

Access via Almond East or Ettrick Drive. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

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.

264 Forth Drive / Don Drive 6

Livingston

LP Ref / UCS Ref	HLv79	/	Audit	C003 - 355552	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	18-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		18-Nov-13
The site has planning approval and construction has commenced.					
Letham Primary/Inveralmond Community High, Howden St Andrews/St Margarets Academy					
List of Consultations and Dates	Current Status		Proposed Use		

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

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.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

WLC Flood Risk Assessment

31-Jan-13 A Drainage Assessment is required for this site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WOSAS

24-Feb-14 This small plot at the southern end of Forth Drive was shown as undeveloped on the 1st and 2nd edition Ordnance Survey maps. It also appears as undeveloped on current OS maps, though its relatively small scale and the amount of ground disturbance likely to have resulted from construction of the housing and infrastructure that surrounds it suggests that there is a limited potential for buried archaeological material to be present. As a result, it is unlikely that we would consider archaeological work to be required in relation to development on this plot.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main Issues Report (MIR) for further

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

18-Feb-14 Very small site in Livingston of little consequence to the trunk road network.

Transport Scotland has no significant comments to make.

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.

WLC NETS and Land Services

10-Feb-14 Planning gain required for improvement of local park, i.e. Letham park and improved access to park

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment for this site. SEPA would support the council requirement for a Drainage Assessment. There is no requirement for any water resilient measures for this site.

246 Dedridge East R1 / Quentin Rise

Livingston

LP Ref / UCS Ref	HLv84	/	Audit	DDER1	
EOI no				Consult Position	Completed
Category	Auditable-Constrained			Consult Update	10-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	10-Jul-14
This site has been completed and has been removed from the adopted West Lothian Local Plan. Bankton Primary/James Young High (The), St Ninians/St Margarets Academy					
List of Consultations and Dates	Current Status		Proposed Use		

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

NHS - Lothian

19-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.

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.

SNH

18-Mar-13 No comments made.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Flood Risk Assessment

31-Jan-13 There is a requirement for a Drainage Assessment for this site. It is noted that planning permission has been granted for a nursing home and small commercial units on the site.

SEPA - Flooding

15-Feb-12 SEPA support the council requirement for a Drainage Impact Assessment for this site. There are no water resilient measures required for this site. It is noted that planning permission has been granted for a nursing home and small commercial units

SEPA - Water Environment

15-Feb-12 There is no requirement for a buffer strip and there are no restoration opportunities for this site. It is noted that planning permission has been granted for a nursing home and small commercial units on the site.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. heap of unknown constituents. Potentially contaminative industries, e.g. railway lines, have been recorded within the vicinity of the site.

247 Dedridge East R2

Livingston

LP Ref / UCS Ref HLv85 / Audit DDER2
EOI no Consult Position Preferred
Category Auditable-Constrained Consult Update 31-Mar-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Greenfield Conclusion Date 31-Mar-14

Development of the site for housing would be acceptable as the site is within the settlement envelope of Livingston. Planning permission has been granted for a nursing home extension and commercial units which are deemed acceptable alternative uses on this site. However, if this planning permission is not acted upon, residential use will still be acceptable on this site.

NB application granted for nursery and commercial units and ref 0012/11 – likely no allocation will be carried forward to the LDP. Site partially complete, capacity shown reflects units to be completed.

Bankton Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates Current Status Proposed Use

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

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.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

WLC Flood Risk Assessment

31-Jan-13 Drainage assessment required.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Transportation

27-Nov-13 Existing access onto Quentin Rise and use access as per planning permission. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Flooding

15-Feb-12 SEPA agree with the council that a Drainage Assessment is required for this site.

SEPA - Water Environment

15-Feb-12 No comments, there is no requirement for any buffer strip and there are no restoration opportunities

WLC NETS and Land Services

13-Nov-13 Residential development can be supported provided the open spaces are provided and designed in accordance with the Open Space Strategy. E.g accessibility and quality standards, with specific reference to woodland, full consideration should be given to retaining the existing character of the area, its conservation value and biodiversity, to minimising negative

Scottish Water

13-Jun-13 No issues.

LP Ref / UCS Ref	HLv94	/	Audit	MSR1	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	24-Jan-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	24-Jan-14

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 proposal is supported, in part, as infill development within the settlement envelope and presents a logical next phase of residential development.

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.

Bellsquarry Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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HSE (Health and Safety Executive)

10-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

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).

SNH

18-Mar-13 No comments made.

Scottish Water

13-Mar-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 limited capacity.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 A Drainage Assessment is required for this site. SEPA Flood Risk Map Update 2013 - The usual attenuation and treatment of runoff criteria would apply.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

SEPA - Water Environment

15-Feb-12 There is no requirement for a buffer strip and there are no restoration opportunities.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

Murieston - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Contaminated Land

14-Jun-11 This site comprises land affected by deposition of historic incinerator ash and corresponding contamination issues. Mine shaft present on site. A Site Investigation was carried out a number of years ago. A further Site Investigation will be required.

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot, located to the west of Bervie Drive, though comparison with the 1st edition indicates the presence of a shaft during the mid 19th century. This was shown as lying at the end of a section of mineral railway that ran into the plot from the NW. Two small square structures were also shown. None of these features were depicted on the 2nd edition map, on which a large sand-pit was shown occupying the western end of the plot. Excavation of the sand-pit is likely to have removed all evidence for earlier occupation that may have existed in this section of the site, though the remaining portion appears to have been less extensively affected.

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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Drainage Impact Assessment is required. There is no requirement for any water resilient measures for this site.

Transport Scotland

03-Apr-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.

3082 Existing WLLP Housing allocation HLv94 Murieston

Livingston

LP Ref / UCS Ref	HLv94	/	Audit	EOI-0100	
EOI no	EOI-0100			Consult Position	Preferred
Category	Expression of Interest			Consult Update	24-Jan-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	24-Jan-14

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 proposal is supported, in part, as infill development within the settlement envelope and presents a logical next phase of residential development.

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.

Bellsquarry Primary/James Young High (The), St Ninians/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

NHS - Lothian

- 19-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.
- East Calder, Mid Calder, Kirknewton, Wilkieston, Murieston, Bellsquarry and some outlying farms and properties - Existing facility : East Calder Medical Practice
- East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

WLC Contaminated Land

- 14-Jun-11 This site comprises land affected by deposition of historic incinerator ash and corresponding contamination issues. Mine shaft present on site. A Site Investigation was carried out a number of years ago. A further Site Investigation will be required.

WLC Economic Property Development

- 15-Jun-12 Housing Site - no comments.

Scottish Water

- 13-Mar-13 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.

WLC Environmental Health

- 13-Mar-13 No issues identified.

SNH

- 18-Mar-13 No issues identified.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 A Drainage Assessment is required for this site. SEPA Flood Risk Map Update 2013 - The usual attenuation and treatment of runoff criteria would apply.

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.

Historic Scotland

16-Apr-13 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details.

Transport Scotland

03-Apr-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 Transportation

27-Nov-13 Existing access to be used. See also Transport Background Paper to the Main Issues Report (MIR) for details.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WOSAS

31-May-12

No sites have been recorded from within the boundaries of this plot, located to the west of Bervie Drive, though comparison with the 1st edition indicates the presence of a shaft during the mid 19th century. This was shown as lying at the end of a section of mineral railway that ran into the plot from the NW. Two small square structures were also shown. None of these features were depicted on the 2nd edition map, on which a large sand-pit was shown occupying the western end of the plot. Excavation of the sand-pit is likely to have removed all evidence for earlier occupation that may have existed in this section of the site, though the remaining portion appears to have been less extensively affected.

SEPA - Water Environment

15-Feb-12

There is no requirement for any buffer strip and there are no restoration opportunities.

SEPA - Flooding

15-Feb-12

Information provided from the council states that a drainage impact assessment is required. There is no requirement for any water resilient measures for this site.

WLC NETS and Land Services

23-Apr-13

Provision to satisfy the requirements of the council's Residential Development Guide.

1285 Cleugh Brae (CB) CDA

Livingston West

LP Ref / UCS Ref	CB	/	Audit	CB	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	11-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	11-Jul-14

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.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

22-Nov-14 No objections, developer contributions will be required however for school infrastructure.

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

SEPA - Water Environment

19-Jul-12 The nearest water body to the site is the West Calder Burn along the site boundary to the north of part of the site out to a distance of 70m from the site.. A 6m wide buffer strip is required from any development to the watercourse..

Coal Authority

26-Mar-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Economic Property Development

07-Feb-13 No comment - mixed use largely residential development site.

WLC Contaminated Land

14-Jun-11 This site contains former spoil heaps, shafts and quarry on western part of site. A Contaminated Land Site Investigation will be required.

SNH

18-Mar-13 No issues identified.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

Scottish Water

14-Mar-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 limited capacity.

WOSAS

31-May-12 No LP reference, no polygon defined in GIS shapefile, unclear whether this covers the same extent as polygon CB defined on WLLP-Map 5. If it does, then the following comments would apply. No sites have been recorded from within the boundaries of the plot defined as CB. The western end of the plot, adjacent to the Cleuchbrae Bridge, appears to have been subject to previous industrial development. An old shaft was depicted on the 1st edition Ordnance Survey map, and areas of dumping or tipping of waste material was also shown. These features were also shown on the 2nd and 3rd edition maps, though they do not appear on modern OS maps of the area. This former disturbance is not apparent on current aerial photographs, on which this section of the site appears as agricultural farmland, though it is likely that it will have reduced the potential for in situ deposits to survive in this section of the site. The remainder of the plot does not appear to have been substantially affected by development during the modern period, meaning that it will retain some potential to produce buried deposits

WLC NETS and Land Services

23-Apr-13 CDA requirements in WLLP:
- woodland planting to implement the Forest Habitat Network objective;
- management of existing trees and woodlands;
- open space provision and indoor and outdoor sports facilities in accordance with approved strategies of the council.

CDA requirement specific to West Livingston/Mossend:
- enhancement of river corridors within master plan area;
- extension of existing greenway associated with River Almond; and
- new greenways associated with West Calder Burn, Harwood Water and Breich Water.

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 3A of the M8.

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details.

SEPA - Flooding

25-Jun-13 Flood Risk Assessment and Drainage Impact Assessment are required. Site may be subject to agricultural run off and from the West Calder Burn that runs north of the site and lies within 20-30m of the site at its nearest point.

WLC Flood Risk Assessment

24-Jan-13 Flood Risk Assessment and Drainage Impact Assessment are required. Site may be subject to agricultural run off and from the West Calder Burn that runs north of the site and lies within 20-30m of the site at its nearest point. SEPA comments are required. Site also floods from and to railway and discussions ongoing between landowners and the council to resolve these flooding issues. (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

WLC Transportation

27-Nov-13 Access to accord with the Master plan for this Core Development Area. See also Transport Background Paper to the Main Issues Report (MIR) for details.

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

1084 Gavieside Farm (GS) CDA (Balance to 2200)

Livingston West

LP Ref / UCS Ref	GF	/	Audit	GS		
EOI no				Consult Position	Preferred	
Category	Auditable-Constrained			Consult Update	19-Nov-13	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Greenfield		Conclusion Date	19-Nov-13	

The Strategic Development Plan supports development within the core development areas. The site is within an identified core development area and is allocated for mixed uses.

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. Continued support of this greenfield release is supported in this instance.

Parkhead Primary/West Calder High, Our Lady of Lourdes/St Kentigerns Academy, St Marys (Polbeth)/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

22-Nov-13 No objections, developer contributions required fro school infrastructure.

WLC Economic Property Development

15-Jun-12 No comment - this is a mixed use largely residential development that is a CDA site that should be rolled forward into the

SEPA - Water Environment

15-Feb-12 A buffer strip would be required between any dvelopment on the site and watercourses within and out with the site, in particular there should be a12m buffer between any development and the Breich Water. There are no opportunities for restoration. There is no information on capacity of receiving sewage works and there is no foul sewer in area, potential to provide first time sewerage provision for adjacent properties. There could be co-location issues with SEPA regulated Sites in the form of a Broiler Farm shown on site unless this site is to be removedand there is the potential for nuisance from odour from this site. There appear to be no surface water drainage constraints.

Scottish Water

14-Mar-13 In terms of water supply the site is served by the PATESHILL water treatment works (WTW) where there is sufficient capacity. Extensions will however 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.

WLC Environmental Health

19-Jun-12 No issues identified.

SEPA - Flooding

15-Feb-12 There is the requirement for a Flood Risk Assessment and Drainage Assessment for this site. Development of this site could potentially lead to flood risk out with the site unless appropriately mitigated. The River Almond straddles the western and northern boundaries of the site and the West Calder Burn simialary straddles the south eastern boundary of the site. There are also pond and pools and drains within 100m of the southern boundary of the site.

NHS - Lothian

19-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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

WLC Contaminated Land

14-Jun-11 This site comprises former shale mining land, pits, spoil heaps, railway lines, shafts, etc across site. A Contaminated Land Site Investigation will be required to be submitted with any planning application..

Coal Authority

26-Feb-13 The site may have been subject to past coal working or is could be affected by present mine working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 This allocation is adjacent to several Local Biodiversity Sites (LBS). Opportunities to link to and interpret these sites as part of green network should be considered. Great crested newts are recorded at NT021661 in the national survey of 1981. These appear to be outwith the site but the likelihood of GCN using terrestrial habitat within site should be considered if the allocation is taken forward. Otter are also known to be present on watercourses adjacent to this site and should be considered at pre-application stage to ensure licensing issues can be considered properly and in good time.

HSE (Health and Safety Executive)

12-Mar-14 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.

WOSAS

31-May-12 No LP reference, no polygon defined in GIS shapefile, unclear whether this covers the same extent as polygon GF defined on WLLP-Map 3. If it does, then the following comments would apply. The GF plot defined on Map 3 encompasses a large area of ground, the majority of which does not appear to have been affected by previous development, meaning that it is likely to retain some potential to produce buried deposits associated with earlier phases of occupation. Comparison with the 1st edition indicates that it was almost wholly open farmland during the mid 19th century, the exception being the ground now occupied by the Stepend Broiler Farm, which was largely covered with bings of waste material. There is also some indication of mining in the area to the east of Grange farm, while an old shaft was also shown towards the centre of the section to the north of the B7015. A rifle range was also shown on the 1st edition, in the area to the east of Allandale Hall. The 2nd edition shows further industrial activity, in the form of Gavieside Shale Mine, located to the SW of the farm, and also a mineral railway running across the plot to the south. These features are also shown on the 3rd edition. These features do not appear on modern OS maps of the area. While the former industrial use of some sections of the plot will have reduced the potential for buried features relating to earlier phases of activity to survive in these areas, the majority of the ground does not appear to have been affected by substantial previous ground disturbance, suggesting that it may retain some potential to produce deposits of this type. The place-name 'Grange' may also be of interest, as it would typically refer to a centre of an outlying farming estate belonging to a monastery and used for food production. The name also appears on Roy's Military Survey of Scotland, indicating that there is likely to have been occupation on the site for at least the last 250 years, and given the

WLC Waste Management

09-Jul-13 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Transportation

27-Nov-13 Access requirements to accord with Core Development Area master plan for Gavieside. See also Transport Background Paper to the Main Issues Report (MIR) for details

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.

WLC NETS and Land Services

23-Apr-13 CDA requirement in WLLP:
- woodland planting to implement the Forest Habitat Network objective;
- management of existing trees and woodlands;
- open space provision and indoor and outdoor sports facilities in accordance with approved strategies of the council.

CDA requirement specific to West Livingston/Mossend:
- enhancement of river corridors within master plan area;
- extension of existing greenway associated with River Almond; and
- new greenways associated with West Calder Burn, Harwood Water and Breich Water.

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 3A of the M8.

WLC Flood Risk Assessment

31-Jan-13 There is the requirement for a Flood Risk Assessment and Drainage Assessment for this site.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for mixed uses as part of a Core Development Area and therefore there are no specific issues that Scottish Enterprise wish to comment on.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

189 Mossend (MO) A and B CDA

Livingston West

LP Ref / UCS Ref	MO	/	Audit	MO		
EOI no				Consult Position	Preferred	
Category	Auditable			Consult Update	11-Jul-14	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	4.2
Conclusions	Brown/Gree	Greenfield		Conclusion Date	11-Jul-14	

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 council is minded to grant planning permission on this site for housing, subject to the conclusion of a S75 legal obligation.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

HSE (Health and Safety Executive)

11-Jul-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

WLC Education

11-Jul-14 See comments relative to planning applications on this site, contributions required for infrastructure including RC Secondary contributions and extensions to St Mary's RC Primary in Polbeth and Parkhead Primary in West Calder.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Pateshill WTW. Due to the size of the development a WIA will be required.

Waste: Previous communications from Scottish Water stated that there is limited capacity at East Calder AVSE PFI WWTW. Scottish Water will continue to monitor the capacity at the point at which a growth project is required a developer will need to meet the 5 Criteria. A drainage impact assessment will be required due to know issues downstream from the site.

SEPA - Flooding

15-Feb-12 A Flood Risk Assessment and Drainage Assessment are both required for this site as per the council requirements. SEPA made comment on the application in 2001 and noted that the site was not at flood risk however and that the SUDs proposals were acceptable.

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 3A of the M8.

WLC Contaminated Land

11-Feb-14 Council historical mapping shows potentially contaminative activities having been carried out on site, e.g. land associated with colliery's, including railway lines. Other potentially contaminative industries, e.g. pits, spoil, collieries and railway lines have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to ensure land is suitable for use.

WLC NETS and Land Services

10-Feb-14 Refer to planning permission 0349/FUL/11 and open space requirements set out as part of masterplan.

WLC Flood Risk Assessment

07-May-13 A Flood Risk Assessment and Drainage Assessment are both required for this site. The council is minded to grant 181 houses on this site under reference 0349/FUL/11.

WLC Waste Management

31-Jan-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

British Airports Authority (BAA)

30-Jan-14 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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a mixed use Core Development Area sites in the adopted West Lothian Local Plan 2009.

WLC Transportation

27-Nov-13 Access as per extant planning permission. See LDP Transportation Background Paper for more information that

WOSAS

24-Feb-14

We have commented on a number of previous applications for the erection of housing on sections of this plot. These include 0839/P/11, for planning permission in principle for erection of a residential development at Mossend, and 0349/FUL/11, for the erection of 181 houses with associated access, open space and landscaping.

Three sites have been identified from within the boundaries of the area proposed for development. The first of these is a farmstead annotated as 'Clovenfordsdykes', which was depicted on the 1st edition Ordnance Survey map of the mid 19th century. This structure was shown in the vicinity of NGR 301509, 663805. The farm building was also shown on the 2nd and 3rd edition maps, indicating that the structure survived into the early 20th century, though it was no longer named on these maps, suggesting that it may have fallen out of use before this period. Indeed, a building was depicted in this location on maps up to 1973, though it appears to have been removed at some point between this date and 1980. While it is known that the building survived until relatively recently, its date of construction and initial occupation are not so clear. Roy's Military Survey of Scotland, conducted in the period 1747-55, indicates the presence of a settlement called 'Cafarske' in approximately the same position as the later Clovenfordsdykes, suggesting that the farmstead may extend back to at least the mid 18th century, and is therefore likely to pre-date the period of widespread agricultural improvement in the late 18th and early 19th centuries. Patterns of settlement and landholding in pre-improvement Scotland could be fairly stable and long-lived, raising the possibility that the original date of settlement at Clovenfordsdykes may be considerably earlier. While no elements of the structure shown on the 1st edition remain visible above ground level, it is possible that material associated with it may survive in the form of buried sub-surface deposits. Material of this type would be particularly susceptible to damage or destruction resulting from construction of modern housing.

The second site recorded from within the proposed development area is the former shale miners' village of Mossend. As with Clovenfordsdykes, this was also depicted on the 1st edition Ordnance Survey map. Owned and constructed by Young's Paraffin Light and Mineral Oil Company, it was described by Theodore K. Irvine in his 1914 'Report on the Housing Conditions in the Scottish Shale Field' as follows:

"There are 140 double-apartment houses. The water is supplied by four stand-pipes. The rental is 2/3 per week, inclusive of rates. There are no coal cellars, wash-houses, or sculleries. Dry privies exist, but are practically public nuisances. The refuse is removed weekly by the Oil Company. The sewage is disposed of in an open channel. There is a contrast in black and white about these houses - the gables are blackened with tar, whilst the fronts and backs of the house are whitewashed."

According to the Shale Villages project, the site was cleared around 1965, and the land was then used for rough grazing. In terms of the impact of any development on the remains of the former miners' village, this would largely be dependent on the precise nature of what was proposed on its former footprint – for example, in one of the applications on which we commented previously, much of the footprint of the former village would have remained as an area of parkland, while another section would fall within the area of existing woodland, which was to be retained. It may therefore be possible to preserve any elements of these sections of the former settlement that survive below ground level, as the creation of a park is likely to involve less extensive earth-moving than that associated with the erection of housing. If this approach is adopted, however, the methodology to ensure that this preservation in situ is feasible in the long term would need to form part of the project design from an early stage. If this approach could not be adopted, it is likely that some form of archaeological mitigation would be required in this area.

The final site present within the area proposed for development is a section of the Addiewell and Polbeth Railway, which was also depicted on the 1st edition as a mineral railway running between the various industrial concerns in the vicinity. As such, it represents an element of the wider industrial heritage of the area. Given the linear nature of the rail line, the over-building of the section that lies within the development nature would not in itself result in a major archaeological issue, though some limited recording of it should take place prior to its destruction. This would comprise the excavation of a limited number of trial trenches across its former route, to assess any evidence for its construction method that may survive.

All of the elements noted above are likely to suffer a direct impact as a result of the development of this block. In addition to these, the development would also be located within 350m of the Five Sisters shale bing, probably the best-known example of this type of monument in West Lothian. It is of rather unusual form, with five distinct lobes formed by the method of tipping employed, and is a local landscape feature of some importance. The monument is also scheduled, and is considered to be of national importance as the most widely-known reminder of the important pioneering oil industry based on the mining of the West Lothian shales, which laid the foundations for the modern international petro-chemical industry. The bing, in addition to its value as a memorial and significant landscape feature, may contain evidence relating to mining and tipping procedures and types of equipment utilised, and is an element in the 'Paraffin Young' industrial heritage trail. It is therefore likely that consideration would need to be given to the effect of any development on the setting of this monument.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

Transport Scotland

18-Feb-14 Transport Scotland has no significant comments to make.

2156 Longridge Park

Longridge

LP Ref / UCS Ref / LON 1 Audit 354858
EOI no Consult Position Preferred
Category Enquiries Possible Consult Update 15-Nov-13
Planning Officer Prime Quality Agricultural Land No Class Description 4.2
Conclusions Brown/Gree Brownfield Conclusion Date 15-Nov-13

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 site represents a logical physical expansion to the east side of Longridge north of School Road.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Education

02-Nov-14 No adverse comments, developer contributions required for some catchment schools.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

NHS - Lothian

19-Mar-13 The Faulhouse Partnership Centre is a relatively new facility and there is currently adequate capacity at this time.

The existing Whitburn health centre 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.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

07-Feb-13 Residential development is considered appropriate.

SNH

18-Mar-13 No issues identified

Scottish Water

14-Mar-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.

WOSAS

20-Feb-13 Comparison with the 1st edition indicates that this plot was located to the rear of buildings shown on the Main Street frontage during the mid 19th century, though the site itself was depicted as being unoccupied. The 2nd and 3rd editions illustrate the gradual development of Longridge, both on Main Street and on the southern side of School Road, though again, the plot itself appears to have remained undeveloped. More recent OS maps indicate that the whole of the plot is likely to have been disturbed by construction during the later 20th century, and while only one of these buildings remain, there is unlikely to be much potential for earlier material to survive. As a result, the development of this plot appears unlikely to raise a major

SEPA - Water Environment

27-Feb-13 There is no requirement for any buffer strip and there are no restoration opportunities. Scottish Water will advise on the Sewage Treatment Capacity of the relevant sewage treatment facility. There are no water bodies or water courses close to

WLC Environmental Health

08-May-13 No issues identified.

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Flood Risk Assessment

10-Jul-13 A Flood Risk Assessment is required as the area is subject to run off from adjacent land and the land is generally wet in nature. (The site has also been subject to assessment of 2013 SEPA fluvial and pluvial maps).

WLC Transportation

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

WLC NETS and Land Services

03-Apr-13 Please ensure vehicular access to playing field for maintenance vehicles. Planning gain requirement to enhance & enrich local open spaces.

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 have operated within the vicinity of the site.

Transport Scotland

03-Apr-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.

British Airports Authority (BAA)

12-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.

SEPA - Flooding

27-Feb-13 There is the requirement for any Flood Risk Assessment or Drainage Assessment for this site.

LP Ref / UCS Ref	11/12	/	Audit	11/12	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	21-May-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	21-May-14

This site is an allocated brownfield housing site within the settlement envelope of Longridge that has benefitted from planning permission in the past. It is proposed to continue this allocation into the LDP.

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

List of Consultations and Dates **Current Status** **Proposed Use**

Transport Scotland

21-May-14 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 NETS and Land Services

21-May-14 No specific comments, any details would require to be agreed through any subsequent re-application on the site.

Scottish Enterprise

21-May-14 No specific issues or concerns, site is allocated for housing development.

NHS - Lothian

21-May-14 The Faulhouse Partnership Centre is a relatively new facility and there is currently adequate capacity at this time.

The existing Whitburn health centre 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.

SNH

21-May-14 No comments.

WLC Transportation

21-May-14 Access and parking requirements to be as per the previous planning permission on the site.

WLC Education

21-May-14 Education support - site is a continuation of an existing allocation.

British Airports Authority (BAA)

21-May-14 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.

HSE (Health and Safety Executive)

21-May-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

Historic Scotland

21-May-14 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Contaminated Land

21-May-14 No specific issues or concerns.

WLC Waste Management

21-May-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

21-May-14 No issues, site is allocated for housing development.

Coal Authority

21-May-14 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

21-May-14 No flooding issues

SEPA - Flooding

21-May-14 No flooding issues

WOSAS

21-May-14 No specific comments or concerns.

WLC Environmental Health

19-Jun-12 No issues

SEPA - Water Environment

14-Jun-12 no comment, no restoration opportunities.

184 Fauldhouse Road South

Longridge

LP Ref / UCS Ref	HLr3	/	Audit	11/1		
EOI no					Consult Position	Preferred
Category	Auditable-Constrained				Consult Update	15-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description	4.2
Conclusions	Brown/Gree	Brownfield		Conclusion Date		15-Nov-13
The site has planning approval and construction has commenced.						
Longridge Primary/Whitburn Academy, St John the Baptist/St Kentigerns Academy						
List of Consultations and Dates	Current Status		Proposed Use			

WLC Education

02-Nov-14 No adverse comments, site has planning permission and is under construction.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Flood Risk Assessment

31-Jan-13 A Flood Risk Assessment and Drainage Assessment are required for this site, which is largely built out however.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

NHS - Lothian

19-Mar-13 The Faulhouse Partnership Centre is a relatively new facility and there is currently adequate capacity at this time.

The existing Whitburn health centre 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.

SNH

18-Mar-13 No comments made.

SEPA - Flooding

15-Feb-12 No comments, this site is largely built out. The comments of the WLC Flood Prevention Officer should be noted however.

SEPA - Water Environment

15-Feb-12 No comments, this site is largely built out. The comments of the WLC Flood Prevention Officer should be noted however.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

British Airports Authority (BAA)

12-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.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main issues Report (MIR) for details.

1380 Longridge North West

Longridge

LP Ref / UCS Ref	HLr6	/	Audit	11/11		
EOI no				Consult Position	Preferred	
Category	Auditable-Constrained			Consult Update	15-Nov-13	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	4.2
Conclusions	Brown/Gree	Greenfield		Conclusion Date	15-Nov-13	

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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

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

WLC Education

02-Nov-14 No adverse comments, the site is an existing allocation within the adopted West Lothian Local Plan.

NHS - Lothian

19-Mar-13 The Faulhouse Partnership Centre is a relatively new facility and there is currently adequate capacity at this time.

The existing Whitburn health centre 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.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 No Comments - Housing Site.

WLC Flood Risk Assessment

31-Jan-13 A Flood Risk Assessment and Drainage Assessment are required for this site primarily due to land drainage issues from the

British Airports Authority (BAA)

12-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.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

SEPA - Flooding

15-Feb-12 A Flood Risk Assessment and Drainage Assessment are required for this site primarily due to land drainage issues from the

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Contaminated Land

02-May-13 No potentially contaminative activities have been recorded on site. Potentially contaminative industries, e.g. unknown filled ground and quarrying, have operated within the immediate vicinity of the site.

WLC Transportation

27-Nov-13 New access required onto Fauldhouse Road in Longridge. See also Transportation Background Paper to the Main issues Report (MIR) for details.

481 New Calder Paper Mills

Mid Calder

LP Ref / UCS Ref	HLv134/HLv100 /	Audit	99/4	
EOI no			Consult Position	Preferred
Category	Auditable-Constrained		Consult Update	25-Mar-14
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree Brownfield	Conclusion Date		25-Mar-14
New Calder Papermills HLv134				

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 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).

By virtue of the physical relationship of the site with the River Almond it is recognised as being potentially at risk of flooding and 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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Contaminated Land

14-Jun-11 Limited Site Investigation has been carried out as part of a previous application. Further work will be required.

SNH

18-Mar-13 Existing habitats provide good screening for this site and new development should be designed to work with these existing elements. The site also has good opportunities for encouraging non-vehicular transport through links to existing extensive path networks in the area. Otter have been recorded on the River Almond immediately north of this site. As per other allocations, consideration should be afforded to addressing this as early as possible in the planning process.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Water Environment

14-Jun-12 There is a requirement for a buffer strip of 12m-20m on this site to the River Almond. The Almond runs immediately north of the site and there is also the Mill Lade in the site. Options for the development of the Mill Lade must be discussed with SEPA. There are no restoration opportunities for this site.

SEPA - Flooding

14-Jun-12 Information provided from the council states that a flood risk assessment is required. SEPA support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the River Almond, small watercourses and lade structure. Site likely to be constrained due to flood risk. There are no water resilient measures required on this site. Potential development of allocation could increase the probability of flooding elsewhere. There are also multiple watercourses running through the site. Allocation potentially at medium to high risk of fluvial flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map) from the River Almond.

NHS - Lothian

19-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.

East Calder, Mid Calder, Kirknewton, Wilkieston, Murieston, Bellsquarry and some outlying farms and properties - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

WLC Flood Risk Assessment

31-Jan-13 A Flood Risk Assessment is required for the site.

Scottish Water

14-Mar-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 limited capacity.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Economic Property Development

15-Jun-12 No comment - Housing Site.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Transportation

27-Nov-13 Access onto B7015 via existing. See also Transportation Background Paper to the Main Issues Report (MIR) for further

WLC NETS and Land Services

23-Apr-13 Play facilities to be provided on site as part of development.

Transport Scotland

03-Apr-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.

WOSAS

31-May-12

Much of this plot is occupied by structures associated with the former New Calder Paper Mill. This complex was depicted on the 1st edition Ordnance Survey. The paper mill was originally established by Adam Robertson in 1764, and it is likely that the structures mapped on the 1st edition would either overlie or incorporate the early mill buildings into the later complex. The structures shown on the 1st edition were largely shown on footprints still occupied by buildings, though a reservoir tank and mill lade was also shown, the latter feature still visible on modern maps and aerial photographs. A desk-based assessment was undertaken in relation to a previous application for the development of the site, which included the current plot HLv134, as well as small areas to the east and west. This recommended that due to the proximity of prehistoric features in the surrounding

landscape, a programme of archaeological evaluation should be undertaken, to assess the potential for buried remains to survive in areas of the site not affected by modern development. It is likely that some form of building recording may also be

Historic Scotland

31-May-12

Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

3327 Newton North

Newton

LP Ref / UCS Ref	ENn1	/	Audit		
EOI no				Consult Position	Preferred
Category	Urban Capacity Site			Consult Update	11-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree			Conclusion Date	11-Jul-14

This site is a long established employment allocation in the countryside that has been developed over a period time. It was formerly a single user safeguard for high amenity use and in more recent years has become a more class 5 (industrial use)It is proposed that this site remain in the LDP as some of the could still be developed with extensions and outbuildings.

The site is also within the Forth Valley AGLV that is also a candidate Special Landscape Area (cSLA) in the Local

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

NHS - Lothian

21-May-14 No comments - site is allocated and developed for employment uses.

Coal Authority

21-May-14 No issues, site developed.

WLC Transportation

21-May-14 This site has been developed, any further development on the site would require to be assessed on its own merits.

SEPA - Flooding

21-May-14 No issues, site developed. It should be noted that the site has been subject of complaint before regarding odour from the

SNH

21-May-14 No comments, site developed, site close to Hopetoun House Designed landscape.

WLC Waste Management

21-May-14 No comments site already developed.

WLC Flood Risk Assessment

21-May-14 Site developed already, any further developments on the site would require to be subject of a new assessment.

WLC NETS and Land Services

21-May-14 Any specific landscaping requirements would be dealt with through any new planning applications on the site.

WLC Environmental Health

21-May-14 It should be noted that the site has been subject of complaint before regarding odour from the site. Any further development on the site would require to be assessed on its own merits.

HSE (Health and Safety Executive)

21-May-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

SEPA - Water Environment

21-May-14 No issues, site developed.

Transport Scotland

21-May-14 No comments, site already established and developed, any new development would require to be assessed on its own merits in terms of impact on the strategic road network. 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

Historic Scotland

21-May-14 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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.

Given proximity of the site to Hopetoun Estate, any further applications on the site may require to be subject of assessment in

Scottish Enterprise

21-May-14 There is continued support for this employment allocation.

British Airports Authority (BAA)

21-May-14 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.

WLC Economic Property Development

21-May-14 Site is continued to be supported for employment use.

WLC Education

21-May-14 No comments, site is an employment site.

WOSAS

21-May-14 As the site is in close proximity to Hopetoun House and its designed landscape, the site may be subject to required assessments for archaeology, but will depend upon the details of any proposals.

3296 Philpstoun Bowling Club

Philpstoun

LP Ref / UCS Ref	COU36	/	Audit			
EOI no				Consult Position	Preferred	
Category	Enquiries Possible			Consult Update	07-Jul-14	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	0
Conclusions	Brown/Gree	Brownfield	Conclusion Date		07-Jul-14	
Philpstoun Bowling Club COU36						

PREFERRED

The site is currently not allocated for development in the West Lothian Local Plan but can be regarded as a 'windfall' site.

The site lies within the settlement boundary and is brownfield. It is the council's strategy 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).

There are no known servicing impediments to the development of this site.

The site could potentially contribute to the next phase of the council house build programme.

Planning guidelines have been prepared to facilitate residential development.

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

List of Consultations and Dates	Current Status	Proposed Use
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SEPA - Flooding

17-Jun-13	There is a record of surface water flooding in 2004 at this location. No further information provided. SEPA do however not require that the site be the subject of a Flood Risk Assessment. The potential development of allocation would not increase the probability of flooding elsewhere.
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SEPA - Water Environment

17-Jun-13	There are no water resilient measures required to be introduced to the site and there area also no restoration opportunities.
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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.
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Historic Scotland

14-Jun-13	Content that this site unlikely to raise significant concerns for our historic environment interests.
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WLC Transportation

27-Nov-13	Access onto The Avenue as per planning brief. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.
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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 industries, e.g. oil works and railway land have operated within the

Scottish Water

27-May-13 In terms of waste water the site is served by the Philpstoun plant where there is sufficient capacity to accommodate development of the site. In terms of water the site is served by the Balmore plant where there is sufficient capacity to accommodate development of the site.

WLC Waste Management

27-May-13 Requirement to provide adequate access for 26T vehicles and for the container storage to accommodate the 3 bin system plus Food Caddy for individual households and for multi occupancy blocks to have adequate bin storage for 1100l bins for Residual and Recycling + 1x240l Food Bin (per 5 properties).

SNH

14-Jun-13 No comment.

WLC Environmental Health

13-Aug-13 No issues.

WOSAS

30-May-13 The site of the bowling club was shown as undeveloped ground on the 1st and 2nd edition OS maps. On the 3rd edition map of c. 1913, three rows of terraced houses were shown in the area to the west, and these are also depicted on modern OS maps. However, the site of the bowling club appears to have remained undeveloped at this point. It is now occupied by a modern single - storey clubhouse, surrounded by an area of surfaced carparking. The creation of these features is likely to have involved a degree of ground disturbance, which would have some effect on the survival of any buried material relating to earlier phases of occupation that may have been present, and as a result, it is unlikely that archaeological work would be required in relation to the development of this plot.

LP Ref / UCS Ref	/ POL 2	Audit	Consult Position	Dismissed
EOI no			Consult Update	16-Apr-13
Category	Enquiries Possible		Prime Quality Agricultural Land	No
Planning Officer			Class Description	
Conclusions	Brown/Gree Greenfield		Conclusion Date	
List of Consultations and Dates	Current Status	Proposed Use		

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

WLC Economic Property Development

07-Feb-13 Residential development is considered appropriate but there is a suspicion that there may be ground stability issues.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 It appears that there may be mature trees on this site, in which case, a bat survey would be advisable.

NHS - Lothian

19-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.

Polbeth - Existing facility : West Calder Medical Practice

There is some capacity at this location which should also be able to cater for the CDA development centred on Polbeth.

WOSAS

20-Feb-13 Part of this plot falls within an archaeological consultation trigger, in this instance related to the recorded site of a chapel. The approximate location of the chapel was shown on the 1st edition OS map of 1852, though it was recorded that no trace of it remained by the mid 19th century (though it is worth noting that the adjacent farm is still named 'Chapelton'). The OS surveyors of the mid 19th century recorded that stones had been dug up in the vicinity, while there is also a record of cists having been discovered. While the position of the chapel marked on the 1st edition was subsequently over-built by the railway, the symbol may not have marked the precise position of this feature, and it is possible that related material, possibly including burials, may survive in the vicinity. The plot itself does not appear to have been substantially affected by previous development, suggesting that it retains the potential to produce in situ buried archaeological material. As a result, it is likely that we would advise that archaeological evaluation trenching should be undertaken in advance of development of this site.

Scottish Water

14-Mar-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.

WLC Flood Risk Assessment

10-Jul-13 There is a possible culverted watercourse through part of the site. A Flood Risk Assessment is therefore required for any potential development. (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

WLC Environmental Health

24-May-13 No issues identified.

Transport Scotland

03-Apr-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.

SEPA - Flooding

27-Feb-13 There is no requirement for any Flood Risk Assessment for this site or Drainage Assessment.

Historic Scotland

08-Mar-13 Some of the proposed development sites have the potential for indirect impacts on heritage assets within our remit. Historic Scotland consider that in all these cases, 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. For those sites which are 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

SEPA - Water Environment

18-Apr-13 There is no requirement for a buffer strip and there are no restoration opportunities. The nearest water body of any significance is the Harwood Water that runs some 1.2km south of the site.

WLC NETS and Land Services

03-Apr-13 Planning gain opportunity to enhance & enrich local open space.

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.

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details.

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. railway lines, brick works, quarries, shale mines and spoil heaps have operated within the vicinity of the site.

1264 Polbeth Farm

Polbeth

LP Ref / UCS Ref	HWc10	/	Audit	15/39		
EOI no				Consult Position	Preferred	
Category	Auditable-Constrained			Consult Update	26-Mar-14	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	4.2
Conclusions	Brown/Gree	Brownfield		Conclusion Date	26-Mar-14	
Polbeth Farm						
HWc10						

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 has also previously benefitted from the approval of planning permission for 24 houses.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

SNH

18-Mar-13 No comments made.

SEPA - Water Environment

15-Feb-12 No comments. There is no requirement for any buffer strip and there are no restoration opportunities.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

Polbeth - Existing facility : West Calder Medical Practice

There is some capacity at this location which should also be able to cater for the CDA development centred on Polbeth.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Drainage Impact Assessment is required for this site. There is no requirement for any Flood Risk Assessment although it is noted that the site is some 40m south east of the West calder Burn at its nearest point. Water resilient measures are not required.

WLC Flood Risk Assessment

31-Jan-13 Drainage Assessment required. It is noted that planning permission was granted on this site in 2008 for 24 houses but no work is understood to have started on site.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Contaminated Land

14-Jun-11 As the site has been previously farmed, a Contaminated Land Site Investigation may well be required for this site.

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.

WLC Transportation

27-Nov-13 Access as per planning approval. See also Transportation Background Paper to the Main Issues Report (MIR) for further

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements to the facility at Ennis Park.

Transport Scotland

01-May-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.

Scottish Water

01-May-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 insufficient capacity.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12 No LP ref or grid ref is defined for this site, though it appears likely to be HWc10, as this encompasses the site of Polbeth Farm. We provided comments in relation to a previous application for the development of this site, planning ref: 0808/FUL/07. In relation to this, we advised that a programme of archaeological work would be required, as the site of 'Powbeth' was depicted on Roy's Military Survey, conducted in the period 1747-55, indicating that settlement on the site predates the period of agricultural improvement in the late 18th and early 19th centuries. We recommended that a standing building survey should be carried out on the structures of the farmstead, while evaluation trenching should take place on the undeveloped section of the site, to determine whether any material survived relating to the earlier occupation of the site. Unfortunately, the buildings had been demolished prior to the application being submitted, but evaluation was undertaken by AOC Archaeology Group in 2007. This did not identify any significant archaeological material surviving on the site, and as a result, no additional

WLC Environmental Health
08-May-13 No issues identified.

Scottish Enterprise
13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

1933 Drumshoreland D

Pumpherston

LP Ref / UCS Ref	COU17	/	Audit		
EOI no				Consult Position	Preferred
Category	Enquiries Possible			Consult Update	19-Nov-13
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		19-Nov-13

The council is minded to grant planning permission for this site, subject to conclusion of a Section 75 legal agreement of the wider HLv98 allocation.

The site contributes towards the council's next phase of the council house build programme.

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

List of Consultations and Dates **Current Status** **Proposed Use**

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

WLC Transportation

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

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.

1578 Pumpherston and Uphall Station Community

Pumpherston

LP Ref / UCS Ref	COU28	/ PUM1	Audit	PUM1	
EOI no				Consult Position	Preferred
Category	School Development			Consult Update	27-Mar-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		27-Mar-14
Former Pumpherston & Uphall Station Primary School & Institute COU28					

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 has been identified as contributing to the council's next phase of council house build programme, to be commenced within the LDP plan period.

There is an approved planning brief for the site which supports residential development.

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

List of Consultations and Dates **Current Status** **Proposed Use**

SNH

14-Jun-13 No comments.

WOSAS

30-May-13 The construction of housing on this site would likely require the removal of the buildings of the former Pumpherston Primary School, as well as Pumpherston Institute to the north. The southern section of the main school building was depicted on the 1st edition Ordnance Survey map of the mid 19th century, as was the northern end of the Institute building, indicating that construction of both pre - dates this period. The 2nd edition map of c. 1890 indicates that the school was in the process of being extended at that time, but the southern section of the Institute and the building to the rear of the playground must post - date this. It is unclear whether the proposal for housing on this site would utilise the existing structures (i.e., conversion into flats), or whether they would be removed and new blocks erected on the site. None of the buildings are listed, and due to their likely date of construction, their removal would not appear to raise a particular archaeological issue; however, they do clearly represent significant elements in the streetscape of the village, and it is therefore possible that the Council's built heritage advisor may wish to comment on this aspect.

Historic Scotland

14-Jun-13 Content that this site unlikely to raise significant concerns for our historic environment interests.

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.

WLC NETS and Land Services

10-Feb-14 Local Park provision enhancement required at Letham Park, as per the approved planning brief.

Transport Scotland

18-Feb-14 Small site served off B8046. Nearest trunk road junction is J3 of the M8.

Whilst Transport Scotland has no significant comments to make on the site there may be a cumulative issue relating to those sites that would have an impact on J3 of the M8.

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 industries, e.g. tank, quarry and an oil works have operated within the

Coal Authority

30-Jan-14 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.

Scottish Enterprise

31-Jan-14 No specific issues or concerns as this site is allocated as a housing site.

WLC Economic Property Development

10-Feb-14 No comments.

WLC Environmental Health

13-Aug-13 No issues.

NHS - Lothian

20-May-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre.

WLC Waste Management

27-May-13 Requirement to provide adequate access for 26T vehicles and for the container storage to accommodate the 3 bin system plus Food Caddy for individual households and for multi occupancy blocks to have adequate bin storage for 1100l bins for Residual and Recycling + 1x240l Food Bin (per 5 properties).

WLC Transportation

27-Nov-13 A formal Traffic Impact Assessment will not be required in this instance.

There are currently three existing points of vehicular access to the site from Uphall Station Road with the middle one being the most favoured to service a residential development. If, however, a new point of access is preferred, it must be designed in consultation with the council's Transportation Manager and a Stage 1 Road Safety Audit would also require to be commissioned by the developer.

Access as per approved planning brief. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

Access as per approved planning brief.

Thereafter the remaining existing access points would require to be permanently closed, the 'KEEP CLEAR' road markings removed and street furniture relocated as necessary, the costs of which would be borne by the developer. In any event, no direct frontage access for individual houses will be permitted on to the B8046 Uphall Station Road due to its vertical alignment.

The developer will be required to promote a Traffic Regulation Order in order to revoke the existing part time 20 mph zone and to remove all associated signage prior to commencement of work on site. The onus will be on the developer to progress this

SEPA - Water Environment

20-May-13 There is no requirement for a Flood Risk Assessment.

A Drainage Impact Assessment (DIA) will however be required. It must be comprehensive and 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 Prevention Officer is recommended.

Scottish Water

20-May-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 East Calder Waste Water Treatment Works which is operated by Stirling Water to existing Controlled Activity Regulations (CAR) licence requirements. Historically, there have been difficulties consistently meeting full flow to treatment licence requirements, and to this end, Stirling Water have recently completed some improvements to address this issue. It is, however, too soon to know how successful this investment has been. East Calder PFI should have sufficient capacity to accommodate the development at this site.

1266 Pumpherston Golf Course

Pumpherston

LP Ref / UCS Ref HLv119 / Audit 27/5
EOI no Consult Position De-allocate
Category Auditable-Constrained Consult Update 20-May-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Brownfield Conclusion Date 20-May-14

The site is considered to be too remote from the main facilities of the village and as such is not considered a sustainable location for new residential development.

This site is also 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 Pumpherston, well beyond the limit of existing development.

The site is considered to be non-effective, principally owing to ground conditions and the prohibitive expense of remediating historic contamination allied to it embracing the former Pumpherston Oil Refinery.

No developer interest has been shown in redeveloping the site over a period of many years and it is concluded that there are other more suitable sites which could be brought forward more readily to meet development requirements.

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.

There are education capacity constraints within the locality which would impede development of this site.

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

List of Consultations and Dates **Current Status** **Proposed Use**

Scottish Water

14-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.

SNH

18-Mar-13 The allocation extends built development into countryside whereas the Drumshoreland allocation fits with existing development at Pumpherston. The relationship of this area to Drumshoreland and to Pumpherston is therefore less clear. Development of the site will therefore require careful and sensitive attention to the treatment of the boundary. The status of great crested newts on this side of the road should also be established as the golf club sits between two sites which are known to either currently host them or have hosted them in the past.

SEPA - Water Environment

14-Jun-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Flood Risk Assessment

31-Jan-13 Drainge Assessment required.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WLC Economic Property Development

15-Jun-12 No comment - Housing Site.

WLC Contaminated Land

14-Jun-11 This is the site of the former Pumpherston Oil Refinery. This site is likely to contain significant contamination. A Contaminated Land Site Investigation will therefore be required for this site.

SEPA - Flooding

14-Jun-12 Information provided from the council states that a Drainage Impact Assessment is required for this site. There is no requirement for any water resilient measures for this site however

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Transportation

27-Nov-13 Access onto Drumshoreland Road. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

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 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.

WLC NETS and Land Services

23-Apr-13

Play facilities to be provided on site as part of development.

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 3 of the M8 and also has the potential for in-combination effects with other housing and employment land allocations.

WOSAS

31-May-12

Much of this plot was formerly occupied by elements of the Pumphreston Oil Works. Comparison with the 2nd edition Ordnance Survey map of the later 19th century shows building and a waste tip present in the NE corner of the site, while mineral railways crossed much of the centre. Tips were also shown towards the southern end of the site, adjacent to a former mill dam. Post-WWII OS maps indicate that much of the plot was subsequently occupied by a small industrial complex during the later 20th century, though this has also now been removed. The extensive development on the site is likely to have removed any sub-surface deposits relating to earlier phases of occupation that may have been present, and as a result, archaeological work is unlikely to be necessary in relation to the proposed development of this plot.

171 Drumshoreland Kirkforther Brickworks A

Pumpherston

LP Ref / UCS Ref	HLv98	/	Audit	27/3	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	27-Mar-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		27-Mar-14
Drumshoreland/Kirkforthar Brickworks Sites A&B					
HLv98					

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 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 council is minded to grant planning permission for the development of this site, subject to conclusion of a Section 75 legal agreement over the wider HLv98 allocation.

St Nicholas/St Margarets Academy, St Pauls/St Margarets Academy, Pumpherston and Uphall Station Primary/Broxburn Academy
List of Consultations and Dates **Current Status** **Proposed Use**

WLC Flood Risk Assessment

31-Jan-13 fFood risk assessment is required (FRA). The council requires a FRA which assesses the flood risk from the small watercourses located through the site. Consideration should be given to culverted structures within/nearby the site which may exacerbate flood risk to the site. We would highlight PAN 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". The

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

Coal Authority

14-Mar-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

WLC Environmental Health

19-Jun-12 No issues identified.

SEPA - Water Environment

15-Feb-12 Options for development of water features on site must be discussed with SEPA. There is no requirement for a buffer strip

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Scottish Water

14-Mar-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 AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited capacity.

WLC Contaminated Land

14-Jun-11 A Contaminated Land Site Investigation has been carried out by council in 2005/6. Further detailed Site Investigations will be required for each part of the detailed development. A Remediation Strategy was agreed for Primary School development on part of the site.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a flood risk assessment is required. SEPA support this. We previously commented on part of the site. SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourses located through the site. Consideration should be given to culverted structures within/nearby the site which may exacerbate flood risk to the site. SEPA 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 are no water resilient measures required for this site. Record of flooding in nearby area in 2003, 2004, 2008, and 2009. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere.

SNH

18-Mar-13 This site is known to be used by great crested newts from nearby ponds to the west (which are included in a proposed Local Biodiversity Site). SNH has already provided advice to Development Management on how development can be taken forward without adversely affecting the newt population.

WLC Transportation

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

WLC NETS and Land Services

23-Apr-13 Play facilities and open space provision should be concentrated in two distinct areas. Marrfield Park to be upgraded and a new park created.

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.

Transport Scotland

03-Apr-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.

In this particular instance, however, there is specific potential for development to impact on Junction 3 of the M8.

WOSAS

31-May-12 Much of the southern end of this plot will have been affected by the operation of the Pumpherston Oil Works, formerly located to the south. Comparison with available historical maps indicates that the area immediately to the north of Drumshoreland Road was formerly occupied by large bings of waste material produced by the works, while a series of mineral railway lines were also depicted. While areas that have been directly affected by large-scale industrial activities of this type are unlikely to retain much potential to produce material relating to earlier phases of activity, however, there are substantial sections of the plot that do not appear to have been disturbed in this way. The fields immediately to the rear of the houses fronting onto Pumpherston Road, for example, do not appear to have been affected by substantial disturbance during the modern period, meaning that they retain the potential to produce buried deposits associated with earlier phases of activity. We have commented on two previous application relating to this section of the site, in both cases advising that a condition should be attached to any consent to ensure the completion of a programme of archaeological work in relation to the development.

HSE (Health and Safety Executive)

12-Mar-14 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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

3291 Bents Redevelopment

Stoneyburn

LP Ref / UCS Ref	COU16/BEN1	/	Audit		
EOI no				Consult Position	Preferred
Category	Enquiries Possible			Consult Update	08-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		08-Jul-14

Burnlea Place & Meadow Place
BEN1

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.

There is existing water and waste water infrastructure in the site which will need to be taken into consideration when planning the site.

The site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited, albeit adequate capacity to accommodate a development of this scale.

SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the south-eastern corner. Based on historic records consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. There is a record of field surface runoff flooding a garden on Burnlea Place in 2009 and there is the potential that development of this site could increase the risk of flooding elsewhere out with the site unless appropriately mitigated.

Stoneyburn Primary/Whitburn Academy, Our Ladys/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

Historic Scotland

14-Jun-13 Content that this site unlikely to raise significant concerns for our historic environment interests.

WLC Environmental Health

13-Aug-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 industries, e.g. colliery and railway land have operated within the

SEPA - Flooding

17-Jun-13 Water resilient measures are required on this site. SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the south-eastern corner. Based on historic records consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. There is a record of field surface runoff flooding a garden on Burnlea Place in 2009 and there is the potential that development of this site could increase the risk of flooding elsewhere out with the site unless appropriately mitigated.

SNH

14-Jun-13 No comment.

SEPA - Water Environment

17-Jun-13 There are no water resilient measures required for this site and there are also no restoration opportunities. There is also requirement for any buffer strip.

Scottish Water

27-May-13 There is existing water and waste water infrastructure in the site which will need to be taken into consideration when planning the site.
In terms of waste water the site is served by the East Calder plant where there is sufficient capacity to accommodate development of the site. In terms of water the site is served by the Pateshill plant where there is sufficient capacity to

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.

WLC Waste Management

27-May-13 Requirement to provide adequate access for 26T vehicles and for the container storage to accommodate the 3 bin system plus Food Caddy for individual households and for multi occupancy blocks to have adequate bin storage for 1100l bins for Residual and Recycling + 1x240l Food Bin (per 5 properties).

WOSAS

30-May-13 Both of these blocks were shown as undeveloped on the 1st, 2nd and 3rd edition OS maps, but both are now occupied by modern housing, construction of which is likely to have largely removed the potential for buried material associated with earlier phases of occupation to survive. As a result, it is unlikely that archaeological work would be required in relation to this

456 Stoneyburn Farm - East Stoneyburn

Stoneyburn

LP Ref / UCS Ref	HSb6	/	Audit	13/12		
EOI no				Consult Position	Preferred	
Category	Auditable-Constrained			Consult Update	27-Mar-14	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	5.2
Conclusions	Brown/Gree	Greenfield		Conclusion Date	27-Mar-14	
Stoneyburn Farm (East)						
HSb6						

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.

While the site currently has no planning approval, the owner has confirmed an intention to sell/ develop for housing when market conditions improve.

The site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited, albeit adequate capacity to accommodate a development of this scale.

Stoneyburn Primary/Whitburn Academy, Our Ladys/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Contaminated Land

14-Jun-11 An area of former railway line traverses through this site. A Contaminated Land Site Investigation will therefore be required for

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Environmental Health

19-Jun-12 No issues identified.

SEPA - Flooding

15-Feb-12 Information provided from the council states that there is wet ground and a drainage impact assessment is required. SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse that flows through the site. There are no water resilient measures required for this site. Record of flooding in 2007. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer

SNH

18-Mar-13 No issues identified.

SEPA - Water Environment

15-Feb-12 There is a buffer strip required of 6m to any watercourse. There are no restoration opportunities.

WLC Flood Risk Assessment

30-Jan-14 Wet ground, Drainage Assessment and Flood Risk Assessment required for this site. SEPA Flood Risk Map Update 2013 - The site includes a couple of low areas at risk of accumulating surface water. It is probable that these can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

Scottish Water

14-Mar-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 limited capacity.

NHS - Lothian

19-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.

Addiewell - Existing facility : Stoneyburn Health Centre

Stoneyburn, Addiewell and Loganlea all feed into the existing health centre in Stoneyburn, but there is little capacity available to support new developments/allocations and the site may also have physical constraints in terms of accommodating any

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements within the adjacent park and provide for a pedestrian crossing

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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.

WOSAS

31-May-12 No archaeological sites have been recorded from within the boundaries of this plot. Comparison with the 1st edition map shows that the ground was largely undeveloped in the mid 19th century, though a railway embankment was depicted running along the eastern margin of the site. Indeed, the line of the railway lay within the NE corner of the plot. This railway was also shown on the 2nd edition map, on which a branch line was also shown, running along the route now followed by the modern footpath that runs to the rear of Cuthill Crescent. These features were also shown on the 3rd edition. Comparison with these maps suggests that the NE corner of the plot is likely to have been affected by railway construction, though the remainder does not appear to have been disturbed by extensive modern development, meaning that it could retain some potential that it may have been utilised during the several thousand years of human occupation before the production of accurate maps, suggesting that it could retain some potential to produce buried archaeological material.

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.

WLC Transportation

27-Nov-13 Access via new link road to Dalziel Court. See also Transport Background Paper to the Main Issues Report (MIR) for further

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

457 Stoneyburn Farm - West Stoneyburn

Stoneyburn

LP Ref / UCS Ref	HSb7	/	Audit	13/13		
EOI no				Consult Position	Preferred	
Category	Auditable-Constrained			Consult Update	27-Mar-14	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	3.2
Conclusions	Brown/Gree	Greenfield	Conclusion Date		27-Mar-14	
Stoneyburn Farm (West) HSb7						

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.

While the site currently has no planning approval, the owner has confirmed an intention to sell/ develop for housing when market conditions improve.

The site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited, albeit adequate capacity to accommodate a development of this scale.

Stoneyburn Primary/Whitburn Academy, Our Ladys/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

NHS - Lothian

19-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.

Addiewell - Existing facility : Stoneyburn Health Centre

Stoneyburn, Addiewell and Loganlea all feed into the existing health centre in Stoneyburn, but there is little capacity available to support new developments/allocations and the site may also have physical constraints in terms of accommodating any

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 Drainage Assessment required. SEPA Flood Risk Map Update 2013 - The site includes a couple of low areas at risk of accumulating surface water. It is probable that these can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

WLC Contaminated Land

14-Jun-11 No known issues.

WLC Environmental Health

19-Jun-12 No issues identified.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

Scottish Water

14-Mar-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 limited capacity.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a drainage impact assessment is required. Record of flooding in 2007. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. There are no water resilient measures required for this site.

SNH

18-Mar-13 No issues identified.

WLC Transportation

27-Nov-13 Access via upgrade of existing unclassified road from Main Street is required. See also Transport Background Paper to the Main Issues Report (MIR) for further details.

Transport Scotland

03-Apr-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.

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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements within the adjacent park and provide for a pedestrian crossing

WOSAS

31-May-12 No archaeological sites have been recorded from within the boundaries of this plot, which appears to have been largely undeveloped since at least the mid 19th century. Comparison with the 1st edition Ordnance Survey map indicates that the site was at that time open fields. Given that the plot is a largely flat area of ground overlooking a source of water, there is some potential that it may have been utilised during the several thousand years of human occupation before the production of accurate maps, suggesting that it could retain some potential to produce buried archaeological material.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

2187 Stoneyburn Workshops North

Stoneyburn

LP Ref / UCS Ref	HSb8-COU18	/	Audit	13/15-356092	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	27-Mar-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		27-Mar-14
Stoneyburn Workshops (North)					
HSb8					

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.

While the site currently has no planning approval, the council is 'minded to grant' planning permission for this site, subject to conclusion of a Section 75 Agreement and the owner has confirmed an intention to sell/ develop for housing when market conditions improve.

The site is served by the AVSE PFI EAST CALDER waste water treatment works (WWTW) where there is limited, albeit adequate capacity to accommodate a development of this scale.

Stoneyburn Primary/Whitburn Academy, Our Ladys/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

SNH

18-Mar-13 No issues identified.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities as there is no watercourse or water body within close proximity to the site.

WLC Contaminated Land

14-Jun-11 No known issues.

WLC Flood Risk Assessment

30-Jan-14 Drainage Assessment required. SEPA Flood Risk Map Update 2013 - The usual attenuation and treatment of runoff criteria would apply.

NHS - Lothian

19-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.

Addiewell - Existing facility : Stoneyburn Health Centre

Stoneyburn, Addiewell and Loganlea all feed into the existing health centre in Stoneyburn, but there is little capacity available to support new developments/allocations and the site may also have physical constraints in terms of accommodating any

Scottish Water

14-Mar-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 limited capacity.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a drainage impact assessment is required. There are no water resilient measures required for this site. Record of flooding in 2007. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

03-Apr-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.

WOSAS

31-May-12 No sites have been recorded from this small plot, located on the east side of Foulshiels Road. Historic maps indicate that the site was undeveloped ground until the 20th century, but current aerial photographs show that it is largely covered with tarmac associated with the adjacent workshop. This, combined with the small scale of the plot, suggests that development is unlikely to raise a substantive archaeological issue.

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.

WLC Transportation

27-Nov-13 Access via Dalziel Court. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC NETS and Land Services

23-Apr-13 No requirement for dedicated facilities but developers required to make a financial contribution in accordance with the council's Residential Development Guide.

1453 Uphall Depot

Uphall

LP Ref / UCS Ref	EUB14	/	Audit	DEPOB8367		
EOI no				Consult Position	Preferred	
Category	Employment and Business			Consult Update	23-Apr-14	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Brownfield		Conclusion Date	23-Apr-14	
UPHALL						

Stankards South
EUB 14

PREFERRED

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 valid planning permissions in place for roads and buildings on the site.

There are various watercourses and ponds throughout the site. A 6m wide buffer strip is required from any development to any watercourse and water body and there are also opportunities for restoration.

A flood risk assessment which assesses the flood risk from the Beugh Burn and the minor watercourse which flows along the eastern boundary of the site is required. Culverting watercourses is not acceptable.

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary.

WLC Flood Risk Assessment

31-Jan-13 Flood Risk Assessment required. Culverting of Beugh Burn not acceptable.

NHS - Lothian

19-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.

Uphall, Broxburn, Uphall Station, Pumpherston, Dechmont, Ecclesmachan, Threemiletown, Philpstoun, Bridgend, Winchburgh, Newbridge - Existing facility : Strathbrock Partnership Centre

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

Scottish Water

14-Mar-13 EUB14 - 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 sufficient capacity.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Environmental Health

19-Jul-12 No issues identified.

WLC Contaminated Land

30-Jun-11 Currently has planning consent. Site investigation was carried out as part of application. Site suitable for the use proposed.

SEPA - Water Environment

15-Feb-12 There is a requirement for a buffer strip of 6m between any development and the Beugh Burn watercourse that flows west to east through the site. There are no restoration opportunities. Culverting would not be acceptable. May need new sewer

SEPA - Flooding

15-Feb-12 Information provided from the council states that a flood risk assessment is required and that culverting of the Beugh Burn is not acceptable. SEPA support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the Beugh Burn and the minor watercourse which flows along the eastern boundary. Based on the OS Map there is potentially a culverted watercourse through the site which should be investigated. We would 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 a partially completed Broxburn Flood Prevention Scheme downstream but not thought to extend this far upstream and there was extensive flooding downstream in 2008. Potential development of allocation could increase the probability of flooding elsewhere. The site is potentially at medium to high risk of fluvial flooding from the Beugh Burn (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Transport Scotland

03-Apr-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.

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot, which was shown as largely undeveloped on the 1st edition OS map, though stepping stones were depicted crossing the Beugh Burn, at its northern boundary. By the 2nd edition, extensive dumping was shown both to the west (Stankards Bing) and east (Green Bing) of the plot, though the plot itself remained largely unaffected. On the 3rd edition, a mineral railway was shown running roughly north-south across the plot to Roman Camp Shale Pit No. 4. Other than this, however, it appears that the majority of the plot may have been relatively unaffected by modern industrial development, suggesting that it could retain some potential to produce buried deposits

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

WLC Transportation

27-Nov-13

Access via A89. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

HSE (Health and Safety Executive)

12-Mar-14

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.

1914 Auchenhard Farm

West Calder

LP Ref / UCS Ref	/	Audit	15/34	
EOI no			Consult Position	Dismissed
Category	Enquiries Possible		Consult Update	
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield	Conclusion Date	
List of Consultations and Dates	Current Status	Stoneyburn Primary/Whitburn Academy, Our Ladys/St Kentigerns Academy	Proposed Use	

WLC Environmental Health

20-Sep-12 No issues identified.

NHS - Lothian

19-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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

SNH

18-Mar-13 No issues identified.

SEPA - Water Environment

19-Jul-12 There is no requirement for a buffer strip and there are no restoration opportunities.

Scottish Water

14-Mar-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 nearest site is the AVSE PFI BLACKBURN waste water treatment works (WWTW) but this point of connection is approximately 2000m away as the crow flies and has limited capacity.

WLC Contaminated Land

14-Jun-11 This site contains former agricultural buildings. A Phase 1 Contaminated Land Report is likely therefore to be submitted for

SEPA - Flooding

14-Jun-12 Detailed Comments-no comment

Transport Scotland

03-Apr-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.

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

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details.

LP Ref / UCS Ref	/	Audit	15/43	
EOI no			Consult Position	Preferred
Category	Auditable		Consult Update	11-Jul-14
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree Greenfield		Conclusion Date	11-Jul-14

This site has planning permission and was approved under the council's 'lowland crofting' policy, otherwise known as 'very low density rural housing'.

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

List of Consultations and Dates	Current Status	Proposed Use
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WOSAS

11-Jul-14	Require that archaeological conditions be added to any consnet to ensure an assessment took place at the reserved matters stage application.
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British Airports Authority (BAA)

11-Jul-14	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.
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WLC Environmental Health

11-Jul-14	No adverse comments.
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WLC NETS and Land Services

11-Jul-14	Detailed landscaping requirements to be met and considered at the reserver matters stage.
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WLC Economic Property Development

11-Jul-14	No adverse comments.
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WLC Contaminated Land

11-Jul-14	No issues.
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WLC Transportation

11-Jul-14	Technical comments and alteration to access required. Plans have been amended accordingly
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WLC Education

11-Jul-14	No adverse comments.
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Transport Scotland

11-Jul-14	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.
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SNH

11-Jul-14	Initially objected to this application, but withdrew objections after several amendments and conditions were met.
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SEPA - Water Environment

11-Jul-14 Issues relating to acid mine water, river engineering and sewage treatment require to be addressed

SEPA - Flooding

11-Jul-14 No adverse comments.

Scottish Water

11-Jul-14 Development require to accord with the technical requirements of Scottish Water.

Scottish Enterprise

11-Jul-14 No comments, site is proposed for housing.

HSE (Health and Safety Executive)

11-Jul-14 No objections.

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.

Coal Authority

11-Jul-14 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.

NHS - Lothian

19-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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

SNH

18-Mar-13 No comments made.

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

LP Ref / UCS Ref	/	Audit	15/42	
EOI no			Consult Position	Preferred
Category	Auditable		Consult Update	11-Jul-14
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield	Conclusion Date	11-Jul-14

This site has planning permission and was approved under the council's 'lowland crofting' policy, otherwise known as 'very low density rural housing'.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC NETS and Land Services

11-Jul-14 Detailed landscaping plans required with reserved matters application.

SNH

11-Jul-14 No objections provided that certain landscaping developments and other requirements are met.

Coal Authority

11-Jul-14 I 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.

WLC Economic Property Development

11-Jul-14 No comments.

SEPA - Water Environment

11-Jul-14 No objections, any development must comply with the technical requirements of SEPA.

NHS - Lothian

11-Jul-14 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

WLC Education

11-Jul-14 No objections, provided the number of housing units does not exceed 25.

Transport Scotland

11-Jul-14 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.

SEPA - Flooding

11-Jul-14 No objections, any development must comply with the technical requirements of SEPA.

WOSAS

11-Jul-14 Require an archaeological appraisals of the site as part of the reserved matters application.

WLC Transportation

11-Jul-14 Development requires to be subject of a road safety audit and access arrangements to the classified road network require approval and each plot access requires transportation appraisal.

WLC Flood Risk Assessment

11-Jul-14 No adverse comments.

WLC Environmental Health

11-Jul-14 No comments.

HSE (Health and Safety Executive)

11-Jul-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

WLC Waste Management

11-Jul-14 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.

British Airports Authority (BAA)

11-Jul-14 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.

WLC Economic Property Development

07-Feb-13 No comment - residential site.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

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

172 Burngrange Park West Calder Juniors ©

West Calder

LP Ref / UCS Ref	/	Audit	15/40	
EOI no			Consult Position	Preferred
Category	Auditable		Consult Update	07-Jul-14
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date	07-Jul-14

The site contributes towards the established housing land supply for West Lothian.

The site also has the benefit of planning permission and construction is now complete.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Education

02-Nov-14 No comments, site has planning permission and is under construction.

NHS - Lothian

19-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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

SNH

18-Mar-13 No comments made.

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Pateshill WTW. The local network is currently close to capacity therefore further investigation will be required.

Waste: This site has previously been approved for connection based on a fully separate system and the completion of mitigation works identified during the drainage impact assessment. Our Customer Connections team is working with the

SEPA - Flooding

24-Feb-14 There have been several reports of flooding in the area associated with the small watercourse running through West Calder. There are no known issues at this site and issues reported appear to be only associated with the small watercourse in the town. Flood Prevention Officer may have further information on flooding and management of surface water in the area

SEPA - Water Environment

24-Feb-14 Standard SUDs sufficient to prevent deterioration of status of nearby water bodies. There are no restoration opportunities and there is also no requirement for a buffer strip.

WLC NETS and Land Services

10-Feb-14 Refer to the requirements set out in the relevant planning permission.

WLC Economic Property Development

10-Feb-14 No comments.

WLC Waste Management

31-Jan-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Transportation

27-Nov-13 Access via existing onto west end (A71). Town location, with direct frontage access onto A71. See also Transportation Background Paper to the Main Issues Report (MIR) for further details.

Scottish Enterprise

31-Jan-14 No specific issues or concerns as this site is allocated as a housing site.

WOSAS

24-Feb-14 This plot encompasses the western half of Burngrange Park. No sites have been recorded from within this plot, which is located outwith the area of increased archaeological sensitivity associated with the historic core of West Calder. The ground was shown as being largely undeveloped on the 1st edition Ordnance Survey map of the mid 19th century, though the railway line that runs along the northern boundary of the plot was already in place by that time. On the 1st edition, a football ground was shown on the southern edge of the site, while a farmstead named 'Burngrange' was shown immediately to the south-west. Burngrange was also shown on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that occupation on the site is likely to pre-date the period of widespread agricultural improvement. In addition, the place-name 'Grange' is often associated with farms belonging to a monastery or feudal lord, which could in turn suggest a settlement of some importance. Although the structures shown at Burngrange on the 1st edition were located outside the plot itself, therefore, there may be some possibility of significant sub-surface material surviving in the vicinity. The potential for this material to survive, however, is likely to depend on the amount of previous disturbance that has taken place within the plot – the 2nd edition map, for example, includes some indication of banking associated with the football ground, and it is possible that a certain amount of earth-moving may have been required to create a level playing surface.

Coal Authority

30-Jan-14 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.

WLC Contaminated Land

11-Feb-14 Council historical mapping shows potentially contaminative activities having been carried out on site, e.g. railway lines. Other potentially contaminative industries, e.g. chemical works and quarries have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to ensure land

British Airports Authority (BAA)

30-Jan-14 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.

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

Transport Scotland

18-Feb-14 Small site within West Calder. Nearest trunk road junction is J4 of the M8.

Transport Scotland has no significant comments to make.

LP Ref / UCS Ref	EWc1	/	Audit		
EOI no			Consult Position	Preferred	
Category	Employment and Business			Consult Update	20-Nov-13
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description 3.1
Conclusions	Brown/Gree	Brownfield	Conclusion Date	20-Nov-13	

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC NETS and Land Services

23-May-13 No comments

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

WLC Education

22-Nov-13 No comments, site is a non housing site.

WLC Environmental Health

19-Jun-12 No issues identified.

SNH

18-Mar-13 No comments made.

WLC Contaminated Land

16-Jun-11 Site adjacent to former Westwood Oil Refinery. A Contaminated Land Site Investigation is likely to be required.

WLC Flood Risk Assessment

30-Jan-14 We require a Flood Risk Assessment which assesses the flood risk from the small drains located within the site. Based on the OS Map there is potentially a culverted watercourse through the site which should be investigated. We would 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". SEPA Updated Flood Risk Map 2013 - A significant area of this site appears prone to some pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

NHS - Lothian

19-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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

Scottish Water

14-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is sufficient capacity.

WLC Waste Management

12-Jul-12 No issues, site is a non residential allocation.

WLC Economic Property Development

15-Jun-12 Site should be retained in employment use, either as an allocation or in an employment area boundary. No work has started on site at the time of writing, March 2013, so likely to remain as an allocation.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Water Environment

15-Feb-12 There is a 6m buffer strip required and there are also opportunities for restoration.

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.

Transport Scotland

03-Apr-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.

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small drains located within the site. Based on the OS Map there is potentially a culverted watercourse through the site which should be investigated. We would 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". Potential development of allocation could increase the probability of flooding elsewhere.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

WOSAS

31-May-12 No sites have been recorded within this plot, but it is located directly adjacent to the former site of the Westwood Crude Oil Works, constructed between 1939 and 1941 to boost the supply of homeproduced oil during wartime. It also lies around 250m east of the Five Sisters Shale Bing, associated with the former works. This bing is legally-protected as a scheduled monument that has been recognised as being of National significance. As a result, it is likely that any proposal for the development of this site would need to take the impact of the proposal on the setting of the monument into consideration. Further work would also be required to assess the potential for any proposal to have a direct effect on either material relating to the former oil works, or to any deposits associated with earlier phases of occupation that may be present.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

27-Nov-13 Access via existing onto the B7015. See also Transportation Background Paper to the Main Issues Report (MIR) for further

LP Ref / UCS Ref	EWc4	/	Audit		
EOI no	EOI-0164			Consult Position	Preferred
Category	Employment and Business			Consult Update	11-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	11-Jul-14

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

22-Nov-13 No comments, site is a non housing site.

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

WLC NETS and Land Services

23-May-13 No comments.

WLC Economic Property Development

15-Jun-12 There is continued support for the class 4 (business), Class 5 (General industrial) on this site identified as an area for employment use and partially allocated as site EWc4 in the adopted West Lothian Local Plan 2009. However, a hotel (class 7), is unlikely to be supported in this location, given the types of neighbouring employment uses. This site should be carried forward as an allocation into the LDP.

WLC Contaminated Land

16-Jun-11 Site adjacent to former Westwood Oil Refinery. A Contaminated Land Site Investigation is likely to be required.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Flood Risk Assessment

30-Jan-14 No historical information on flooding. We require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the western boundary. Majority of site is likely developable. SEPA Updated Flood Risk Map 2013 - A significant area of this site appears prone to some pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

SEPA - Water Environment

15-Feb-12 There is the requirement for a 6m buffer strip between the development and any watercourse or water body. There are no restoration opportunities.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

Scottish Water

14-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is sufficient capacity.

WLC Waste Management

12-Jul-12 No issues, non residential site.

WLC Transportation

27-Nov-13 Access via existing onto the B7015. See also Transportation Background Paper to the Main Issues Report (MIR) for further

Transport Scotland

03-Apr-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.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12 No sites have been recorded from within the boundaries of this plot, but it is located in close proximity to a legally-protected scheduled monument, the Five Sisters Shale Bing. National policies regarding the treatment of scheduled sites in the planning process stress that they should as far as possible be preserved in situ within an appropriate setting. As development on this plot would be interposed between the scheduled bing and the former site of the shale oil works associated with its creation, careful consideration would be required to assess the impact of any proposal on the setting of

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.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

SEPA - Flooding

15-Feb-12 SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the western boundary. Majority of site is likely developable. Potential development of allocation could increase the probability of flooding elsewhere. The Breich Water is within 250m of the south eastern boundary of the site.

LP Ref / UCS Ref	HWc12	/ 15/29	Audit	15/29	
EOI no				Consult Position	De-allocate
Category	Enquiries Possible			Consult Update	14-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	14-Jul-14

Although this site is brownfield, within the settlement envelope and notionally contributes towards the established housing land supply for West Lothian, it is considered to be non-effective, principally owing to access difficulties and potential noise issues arising from its physical relationship with an operational rail line.

No developer interest has been shown in redeveloping the site over a period of years and it is concluded that there are other more suitable sites which could be brought forward more readily to meet development requirements.

There are education capacity constraints within the locality which would impede development of this site.

On balance, it is proposed that the site be de-allocated.

DEALLOCATE

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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NHS - Lothian

14-Jul-14 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

WLC Contaminated Land

14-Jul-14 No adverse comments

WLC Waste Management

14-Jul-14 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

WOSAS

14-Jul-14 No adverse comments received.

WLC Flood Risk Assessment

14-Jul-14 There is no requirement for a flood risk assessment, however a drainage assessment for this site is required

WLC Transportation

14-Jul-14 There could be access issues relative to new bridge. No other adverse comments, it is noted that the site is to be

WLC NETS and Land Services

14-Jul-14 If site is to be continued to be allocated, financial contributions will be required to be used to facilitate improvements to the local adjacent park.

WLC Environmental Health

14-Jul-14 Site in close proximity to railwayline, so noise mitigation may be an issue.

British Airports Authority (BAA)

14-Jul-14 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.

WLC Economic Property Development

14-Jul-14 No adverse comments.

Transport Scotland

14-Jul-14 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.

Scottish Water

14-Jul-14 Any development should be carried out to meet with their technical standards and requirements.

Scottish Enterprise

14-Jul-14 No adverse comments.

HSE (Health and Safety Executive)

14-Jul-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

SNH

14-Jul-14 No adverse comments

WLC Education

14-Jul-14 No adverse comments, contributions required for RC Secondary provision.

SEPA - Water Environment

14-Jun-12 no comment

Coal Authority

17-May-12 The coal authority requests that WLC identifies whether past coal mining activity has taken place using GIS data provided by the coal authority. 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 to developments. The coal authority emphasises that former mining activities and related hazards are not a strict constraint on development; The coal authority would therefore not wish to suggest that any potential sites should be excluded from allocation on the basis of former mining

WLC Environmental Health

19-Jun-12 Southern boundary with railway line – noise mitigation considerations (barrier etc)

SEPA - Flooding

14-Jun-12 Detailed Comments-Information provided from the council states that a drainage impact assessment is required. \Remove from plan-No\Assessment of flood risk required-No\Water resilient measures required-No

1267 Station Yard

West Calder

LP Ref / UCS Ref	HWc8	/	Audit	15/36	
EOI no				Consult Position	De-allocate
Category	Auditable-Constrained			Consult Update	20-May-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	20-May-14

Although this site is brownfield, within the settlement envelope and notionally contributes towards the established housing land supply for West Lothian, it is considered to be non-effective, principally owing to access difficulties and potential noise issues arising from its physical relationship with an operational rail line.

Vehicular access to the site may also be constrained at the junction with Limefield Road

No developer interest has been shown in redeveloping the site over a period of many years and it is concluded that there are other more suitable sites which could be brought forward more readily to meet development requirements.

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 the site includes a low area at risk of accumulating surface water from a drain.

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.

There are education capacity constraints within the locality which would impede development of this site.

On balance, it is proposed that the site be de-allocated.

Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy

List of Consultations and Dates	Current Status	Proposed Use
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WLC Education

07-Jul-14 no objections, existing allocation, developer contributions would be required for certain school catchments.

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

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

14-Mar-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 limited capacity.

WLC Environmental Health

19-Jun-12 The location of the site relative to the railway line has the potential for noise issues.

SEPA - Flooding

14-Jun-12 Information provided from the council states that a Flood Risk Assessment (FRA) is required. SEPA support this. SEPA require a FRA which assesses the flood risk from the small drain located within the site. There are no water resilient measures required for this site. Record of flooding in nearby area in 1999, 2003, 2004, 2005 and 2007. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

SEPA - Water Environment

14-Jun-12 Buffer strip required of 6m from any development to the small watercourse that traverses through the site west-east. Potential opportunity for deculverting of stream through site.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment is required for this site. SEPA Updated Flood Risk Maps 2013 - The site includes a low area at risk of accumulating surface water. It is possible that this can be mitigated through effective engineering design and construction. The usual attenuation and treatment of runoff criteria would apply.

SNH

18-Mar-13 No issues identified.

WLC Contaminated Land

14-Jun-11 This site comprises a former railway goods yard and railway land. A Contaminated Land Site Investigation will therefore be required to accompany any planning application.

NHS - Lothian

19-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.

West Calder, Polbeth, Addiewell & Breich - Existing facility : West Calder Medical Practice

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements to the facility at Parkhead.

Transport Scotland

03-Apr-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 Transportation

27-Nov-13 Access via existing and railway access road. See also Transport Background Paper to the Main Issues Report (MIR) for

WOSAS

31-May-12

This plot is located just outside the area of increased archaeological sensitivity associated with the historic core of West Calder. Comparison with available historical maps indicates that it was used as a railway siding and goods shed from the at least the mid 19th century onwards, and it appears likely that the creation of this feature required a degree of scarping and levelling. This would be likely to have a detrimental effect on the survival of any deposits relating to earlier phases of occupation, and as a result, archaeological work is unlikely to be necessary in relation to the development of this plot.

Historic Scotland

31-May-12

Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Scottish Enterprise

13-Mar-12

No specific issues or concerns as this site is allocated as a housing site.

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.

1837 Gavieside Farm

West Calder

LP Ref / UCS Ref	xGV	/	Audit	15/41	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	11-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	11-Jul-14
The site has planning approval in principal for housing and is subject to an application for matters specified in Parkhead Primary/West Calder High, St Marys (Polbeth)/St Kentigerns Academy					
List of Consultations and Dates	Current Status		Proposed Use		

HSE (Health and Safety Executive)

11-Jul-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

Historic Scotland

11-Jul-14 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

Scottish Enterprise

11-Jul-14 No comments

WLC Transportation

11-Jul-14 The applicant is required to undertake significant road widening and footway provision from the site access to the C26 and this area is outwith the application site.

Coal Authority

11-Jul-14 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.

SNH

11-Jul-14 A full biodiversity analysis is required for this site, which has a history of containing protected species.

NHS - Lothian

11-Jul-14 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

Scottish Water

11-Jul-14 The developer is required to contact SW to discuss the provision of water and wastewater infrastructure.

SEPA - Flooding

11-Jul-14 A Flood Risk Assessment and Drainage Impact Assessment are required for this site. The site forms part of the moss, and the road to the south of the site has a history of flooding

SEPA - Water Environment

11-Jul-14 Surface water to be treated and attenuated by means of SUDS

Transport Scotland

11-Jul-14 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

WLC Contaminated Land

11-Jul-14 Site investigation works will require to be submitted and approved prior to work beginning on site.

WLC Economic Property Development

11-Jul-14 No comments.

WLC Education

11-Jul-14 Developer contributions required for school infrastructure, including RC Secondary.

WLC Environmental Health

11-Jul-14 No objections.

WLC NETS and Land Services

11-Jul-14 Previously confirmed that the open space provision is acceptable.

British Airports Authority (BAA)

11-Jul-14 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.

WLC Waste Management

11-Jul-14 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

WLC Flood Risk Assessment

11-Jul-14 A Flood Risk Assessment and Drainage Impact Assessment are required for this site. The site forms part of the moss, and the road to the south of the site has a history of flooding.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main issues Report (MIR) for details.

467 Westfield Major Housing Development

Westfield

LP Ref / UCS Ref	HWf1 + HWf2	/	Audit	16/3 + 16/4	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	09-Jul-14
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	09-Jul-14

This site has planning approval and is therefore carried forward on the basis of being an effective site.

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

List of Consultations and Dates **Current Status** **Proposed Use**

SEPA - Flooding

14-Jun-12 Detailed Comments -Information provided from the council states that a flood risk assessment is required. We are unaware of any flood risk issues for this site. \Remove from plan-No\Assessment of flood risk required-Already requested in LDP\Water resilient measures required-No

SEPA - Water Environment

14-Jun-12 Waterbody ID-3106/Water Body me-Logie Water/Is there a water feature within site boundary-yes/Buffer strip required including recommended width-yes 12-20m depending on width of watercourse\Comments-200-300m from a PPC Part A process which has potential to generate nuisance odours. Highly likely that nearby residents will experience residents, albeit these may not be breaches of permit conditions. SEPA has previously provided comments for the paper mill site on land contamination from previous industrial land use, SUDS, river restoration and the upstream weir which is a fish barrier. Fish access up the weir should be made a condition of planning

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.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

NHS - Lothian

19-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.

Bathgate, Westfield & Torphichen - 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

SNH

18-Mar-13 Previous consultations raised issues about the presence of protected species on this site. It is assumed that the situation has not changed and that survey and licensing should, therefore, be matters for discussion with SNH before any further applications are lodged.

Scottish Water

14-Mar-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 WESTFIELD waste water treatment works (WWTW) where there is limited capacity.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment is required for both these adjacent sites as the Logie Water runs through site HWf2. SEPA Flood Risk Maps 2013 Update - This site is at risk of flooding from both fluvial and pluvial flooding. The pluvial flooding may be overcome through effective engineering design and construction but considerable set back will be required from the water course and a Flood Risk Assessment is required to determine the potential extents of development without compromise to the risk of flooding. The usual attenuation and treatment of runoff criteria would also apply.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment (FRA) is required. SEPA support this. SEPA require a FRA which assesses the flood risk from the Logie Water and any small watercourses on site (through HWf2 in particular). Site likely to be constrained due to flood risk. Water resilient measures are required also for any development on the site. Record of flooding in nearby area in 2003, 2004, and 2005. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Part of the site is at risk of fluvial flooding from the Logie Water that runs north to south through the site and therefore the allocation potentially at medium to high risk of fluvial flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map). Potential development of allocation HWf2 could increase the probability of flooding elsewhere.

Coal Authority

26-Feb-13 The sites may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC NETS and Land Services

23-Apr-13 Provision in accordance with the council's Residential Design Guide.

WLC Contaminated Land

14-Jun-11 These sites comprise the former Westfield Paper Mill. A Contaminated Land Site Investigation has been carried out with previous planning applications. A Remediation Strategy will be required if this site is to be developed..

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Water Environment

15-Feb-12 200-300m from a PPC Part A process which has potential to generate nuisance odours. Highly likely that nearby residents will experience odour nuisance, albeit these may not be breaches of permit conditions. SEPA has previously provided comments for the paper mill site on land contamination from previous industrial land use, SUDS, river restoration and the upstream weir which is a fish barrier. Fish access up the weir should be made a condition of planning. A buffer strip would be required of between 12m-20m between the Logie Water and the development.

WLC Environmental Health

19-Jun-12 No issues identified.

WOSAS

31-May-12

Two sites have been recorded from within the boundaries of HWf1. One of these relates to the discovery of several cists in the mid 19th century on rising ground above the Logie Burn. According to the New Statistical Account of 1845, these were made of thin stones set on edge, with one long flat cover-stone, and the bottom merely the natural sand of which the ridge is composed. Although the precise location at which these cists were found was not recorded by the NSA, there is a strong potential that additional examples may survive, both within this plot and in other adjacent areas. Also present with HWf1 is the site of the former farmstead of Loggiebrae, which was depicted on Roy's Military Survey of Scotland, conducted in the period 1747-55. We have commented on a number of previous applications for the development of housing in this area, and in all cases have advised the need for a programme of archaeological work in advance of development, in order to determine whether buried remains are present. In terms of HWf2, part of this extends across the dismantled railway line into the area to the south of HWf1. This section of HWf2 would appear to raise similar issues to those identified above, as it is predominantly Greenfield and may therefore retain some potential to produce buried deposits, and in particular cist burials. Much of the section to the east of the Lugie Water has been disturbed by the development of the Westfield Paper Mill, the construction and demolition of which is likely to have removed any material associated with earlier phases of occupation. Although it is not within the plot itself, I would note the presence of a scheduled monument directly adjacent to the eastern boundary of plot HWf2, this being a large stone. Although formerly identified as a refuge stone likely to be associated with Torphichen Preceptory, excavations undertaken in 1998 in relation to work to re-erect the stone suggests that it was part of a much larger, possibly prehistoric site. In addition to the possibility that this site may have extended into the potential development plot, the effect of any proposal on the setting of the scheduled monument should also be a consideration in the planning process.

Historic Scotland

31-May-12

Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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 Transportation

27-Nov-13

Access required in accordance with planning permission. See Transport Background Paper to the Main Issues Report (MIR)

LP Ref / UCS Ref	EWb3	/	Audit		
EOI no			Consult Position	Preferred	
Category	Employment and Business		Consult Update	11-Jul-14	
Planning Officer			Prime Quality Agricultural Land	No	Class Description 4.2
Conclusions	Brown/Gree	Brownfield	Conclusion Date	11-Jul-14	

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.

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

List of Consultations and Dates	Current Status	Proposed Use
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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

WLC NETS and Land Services

22-May-13 Development would require high quality landscaping, given the rural location and protection of existing deciduous woodland adjacent to the site would be required.

WLC Education

07-Jul-14 No comments, site is not proposed for housing.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

14-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is sufficient capacity.

WLC Economic Property Development

15-Jun-12 This site should be removed from the LDP given its remote location in the countryside.

WLC Contaminated Land

16-Jun-11 Former Open Cast Coal Workings. A Contaminated Land Site Investigation Report will be required for this site.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Whitburn, Whitburn, Longridge, East Whitburn - Existing facility : Whitburn Health Centre

The existing health centre 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.

East Whitburn also feeds into Blackburn, which will have a new Partnership Centre in time.

WLC Environmental Health

19-Jun-12 No issues identified.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Flood Risk Assessment

30-Jan-14 A Flood Risk Assessment and Drainage Assessment required. site may be removed from LDP. SEPA Flood Risk Map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

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.

WLC Transportation

09-Apr-13 Access off of Pottishaw Roundabout and specifically the Draum Farm leg of the roundabout. See also Transport Background Paper to the Main Issues Report (MIR) for details.

SEPA - Flooding

15-Feb-12 There is no requirement for any Flood Risk Assessment or Drainage Assessment for this site. There is also no requirement for water resilient measures.

WOSAS

31-Mar-12 No sites have been recorded from within this plot. With the exception of a number of field boundaries, it was depicted as undeveloped ground on the 1st, 2nd and 3rd edition Ordnance Survey maps. Although there is substantial evidence for large-scale disturbance resulting from mining in the surrounding area, the plot itself does not appear to have been affected in this way, suggesting that it retains the potential to produce buried deposits associated with earlier phases of occupation.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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.

It is suggested that 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.

LP Ref / UCS Ref	EWb4	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment and Business			Consult Update	07-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	07-Jul-14

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 recent opening of the adjacent junction 4a on the M8 will also support the continued allocation of this site.

The site has valid planning permissions in place for roads and buildings on the site.

There are various watercourses and ponds throughout the site. A 6m wide buffer strip is required from any development to any watercourse and water body and there are also opportunities for restoration.

The site lies includes land where previous archaeological remains have been found and is potentially sensitive in this regard. Appropriate measures therefore require to be put in place.

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

List of Consultations and Dates	Current Status	Proposed Use
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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

WLC Education

02-Nov-14 No comments, site is not proposed for housing.

SEPA - Water Environment

15-Feb-12 There are various watercourses and ponds throughout the site. A 6m wide buffer strip is required from any development to any watercourse and water body in the site and there are also opportunities for restoration.

WLC Environmental Health

19-Jun-12 No issues identified.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

Scottish Water

14-Mar-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 BLACKBURN waste water treatment works (WWTW) where there is sufficient capacity.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 This site should be carried forward as an allocation into the LDP. It is likely that as the site has been serviced that the site can be split into various different allocations and it is suggested that the overall Cowhill site be included within an employment

NHS - Lothian

19-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.

Whitburn, Whitburn, Longridge, East Whitburn - Existing facility : Whitburn Health Centre

The existing health centre 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.

East Whitburn also feeds into Blackburn, which will have a new Partnership Centre in time.

WLC Contaminated Land

16-Jun-11 No known issues. A Contaminated Land Site Investigation has been submitted for part of this that has planning permission for a supermarket. The overall site being allocated for employment use is however suitable for the use proposed.

WLC Flood Risk Assessment

31-Jan-13 We require a Flood Risk Assessment which assesses the flood risk from the River Almond and the minor watercourses which flow through the site.

British Airports Authority (BAA)

12-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.

WOSAS

31-May-12 One site has been recorded from within this sizeable plot. This relates to a hoard of 244 coins contained within an earthenware jar, which were ploughed up from a field on the lands of Cowhill Farm in 1921. The hoard, which appears to have been deposited some time around 1500, were of Robert II and III, James I - IV Edward III, Henry V and VI. The plot also contains the former site of Cowhill Farm, which was shown on the 1st edition, and which also appeared on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that the site was occupied for at least 250 years. In addition, the plot also contained a large area of Greenfield, which would have the potential to produce buried archaeological deposits relating to earlier phases of occupation. Cowhill Farm no longer appears on modern OS maps, and it is apparent that there has already been a fairly substantial amount of earth-moving on the site, associated with the creation of a system of distributor roads and related landscaping. It is possible, however, that individual areas may retain some potential to produce buried deposits; this will depend on the amount of disturbance that has taken place at specific sub-plots.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a flood risk assessment is required. We support this. SEPA require a Flood Risk Assessment which assesses the flood risk from the River Almond and the minor watercourses which flow through the site. Potential development of allocation could increase the probability of flooding elsewhere. There are multiple watercourses running throughout the site. A small part of the site allocation is potentially at medium to high risk of fluvial flooding (Within or adjacent to Indicative 1 in 200 flood outline on Indicative River and Coastal Flood Map) .

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for employment uses and if the site has not been developed, this allocation should remain in the LDP, unless the loss of employment land is adequately compensated for in

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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.

This particular site is located adjacent to the M8. The site has planning permission and Transport Scotland provided a response on the application. The site is to be served by the distributor road and junction agreed in relation to the Polkemmet development.

It is suggested that 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 Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main Issues Report (MIR) for further

LP Ref / UCS Ref	EWb5	/	Audit		
EOI no				Consult Position	Preferred
Category	Urban Capacity Site			Consult Update	21-May-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	21-May-14

This site is a proposed new allocation for the West Lothian LDP as there is a requirement for a under policy EM5 for a medium to longer term allocation for employment land to be made between Armadale and Whitburn.

This site is also in close proximity to the recently opened junction 4a on the M8

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

List of Consultations and Dates **Current Status** **Proposed Use**

SEPA - Water Environment

21-May-14 There may be restoraion opportunities along the Almond through developing this site.

British Airports Authority (BAA)

21-May-14 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

21-May-14 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Historic Scotland

21-May-14 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

HSE (Health and Safety Executive)

21-May-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

NHS - Lothian

21-May-14 No comments, site is for employment use, not housing.

Scottish Enterprise

21-May-14 There is likely to be support for this new employment site.

Scottish Water

21-May-14 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

21-May-14 A Flood Risk Assessment and Drainage Assessment would be required for this site, which traverses part of the south of the site. Part of the site at the southern end may at risk of flooding for the Almond, with wider flood extents at 1:200 than 1:100.

SNH

21-May-14 A habitats appraisal is likely to be required for this site, given it is rural in nature. Part of the site includes semi improved grassland and marsh and tall herb and fern. The land is 5.3 or 4.1 on the Macaulay land use maps, therefore it is not high quality prime agricultural land.

Transport Scotland

21-May-14 Access to the motorway at the recently opened new motorway junction onto the M8 would require further discussion with Transport Scotland. 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

21-May-14 The councils GIS and contaminated land database does not record any potentially contaminated land issues associated within the footprint of the site. However, I note the site has been utilised for agricultural purposes which has the potential to cause contamination.

The councils contaminated land database notes the following potentially contaminated land issues within 100m of the site:

- North West of the site: a heap of unknown constituents, noted as extracting, handling and storage of ores and their constituents.
- North of the site: Unknown filled ground (pit, quarry, etc), noted as treating, keeping, depositing or disposing of waste,

WLC Economic Property Development

21-May-14 There would be support for this additional employment location in the west of West Lothian, however transport links would require to be sustainable for workers to get to the site i.e. bus routes and cycling.

WLC Education

21-May-14 No issues as the site is for non housing uses.

WLC Environmental Health

21-May-14 No significant concerns.

WLC Flood Risk Assessment

21-May-14 A Flood Risk Assessment and Drainage Assessment would be required for this site, which traverses part of the south of the site. Part of the site at the southern end may at risk of flooding for the Almond, with wider flood extents at 1:200 than 1:100.

WLC NETS and Land Services

21-May-14 Any detailed landscaping requirements, including structural planting around the site, would require to be agreed at the detailed planning application stage with NETs and Land Services.

WLC Transportation

21-May-14 Access to the motorway at the recently opened new motorway junction onto the M8 would require further discussion with Transport Scotland. 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.

From a Transportation perspective the amount of development being proposed requires more than one access point so the solution to the site area has to include a connection from the motorway junction and a link out onto B8084 Station Road.

WOSAS

21-May-14 No comments received. WOSAS would require to be consulted through any planning application made for development of the site, but a desk top analysis does not identify any archaeological triggers or items of any significance.

WLC Waste Management

21-May-14 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

1019 Ellen Street East (Whitburn Academy)

Whitburn

LP Ref / UCS Ref	HWb10	/	Audit	17/29-31272	
EOI no				Consult Position	Completed
Category	Auditable			Consult Update	07-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	07-Jul-14
This site has been completed, following the granting of planning permission in 2009.					
Whitdale Primary/Whitburn Academy, St Josephs (Whitburn)/St Kentigerns Academy					
List of Consultations and Dates	Current Status		Proposed Use		

Scottish Enterprise

07-Jul-14 No comments, housing site.

WLC Education

02-Nov-13 No comments, site benefits from planning permission.

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

WOSAS

02-Nov-13 No comments, site benefits from planning permission.

WLC Flood Risk Assessment

31-Jan-13 Drainage Assessment required. It is understood that this site has been developed.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Whitburn, Whitburn, Longridge, East Whitburn - Existing facility : Whitburn Health Centre

The existing health centre 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.

East Whitburn also feeds into Blackburn, which will have a new Partnership Centre in time.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

British Airports Authority (BAA)

12-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.

WLC Environmental Health

24-Jul-13 The location of the site relative to the M8 create the potential for it to be impacted by road traffic noise. As a consequence, appropriate mitigation should be incorporated into the design/layout.

Transport Scotland

01-May-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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Water Environment

15-Feb-12 No comments, it is understood that this site has been developed.

Scottish Water

30-Apr-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 WHITBURN waste water treatment works (WWTW) where there is limited capacity.

SEPA - Flooding

15-Feb-12 No comments, it is understood that this site has been developed.

LP Ref / UCS Ref	HWb11	/	Audit	17/30	
EOI no				Consult Position	Preferred
Category	Auditable			Consult Update	07-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	07-Jul-14

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 also has the benefit of planning permission and construction has commenced.

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

List of Consultations and Dates	Current Status	Proposed Use
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WLC Contaminated Land

07-Feb-12 No comments, planning permission granted and no contaminated land issues at time of application.

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

WLC Environmental Health

02-Nov-13 No comments.

Transport Scotland

29-May-12 No objections, site benefits from extant planning permission. 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 Education

07-Jul-14 No objections, site benefits from extant planning permission.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

SNH

18-Mar-13 No comments made.

WLC Flood Risk Assessment

31-Jan-13 Drainage Assessment required.

WLC Waste Management

20-Mar-13 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

Whitburn, Whitburn, Longridge, East Whitburn - Existing facility : Whitburn Health Centre

The existing health centre 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.

East Whitburn also feeds into Blackburn, which will have a new Partnership Centre in time.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Pateshill WTW. There are no known network issues at present.

Waste: There is sufficient capacity at Whitburn WWTW. Depending on the proposals for surface water a drainage impact assessment may be required to assess the impact of development on the local network.

SEPA - Flooding

15-Feb-12 SEPA would agree with the council that a Drainage Assessment be required for this site. It is understood that construction work has started on this site.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Flood Risk Assessment

07-May-13 A Drainage Assessment is required for this site. Planning permission was granted in October 2012 for 23 houses and 26 flats under reference 0158/FUL/12 and it is understood that construction work has started on this site.

British Airports Authority (BAA)

12-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.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main Issues Report (MIR) for further

WLC NETS and Land Services

10-Feb-14 Refer to extant planning permission covering the site. Enhancement of local play park provision required.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no reestoration opportunities.

WOSAS

24-Feb-14 No sites have been recorded from within this small plot, located at the eastern end of Townhead Gardens. On the 1st edition Ordnance Survey map of the mid 19th century, a small structure annotated as 'Whitedalehead School (endowed)' was depicted on the frontage onto East Main Street, with a well shown in the yard to the rear. On the 2nd edition, this structure had been extended, with a new building perpendicular to the first shown to the rear. By the 3rd edition, the building on the street frontage had been further extended, and an additional large block had been constructed further to the south. These structures appear to represent the buildings that remain on site into the present day.

It is unclear whether the proposal for housing on this site would utilise the existing structures (i.e., conversion into flats), or whether they would be removed and new blocks erected on the site. None of the buildings are listed, and due to their likely date of construction, their removal would not appear to raise a particular archaeological issue; however, they do clearly represent significant elements in the streetscape of the village, and it is therefore possible that the Council's built heritage advisor may wish to comment on this aspect.

2135 St Josephs Primary South

Whitburn

LP Ref / UCS Ref HWb13 / Audit 17/32-31257
EOI no Consult Position Preferred
Category Auditable-Constrained Consult Update 14-Jul-14
Planning Officer Prime Quality Agricultural Land No Class Description
Conclusions Brown/Gree Greenfield Conclusion Date 14-Jul-14

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

Development would in any event constitute legitimate infill development within the settlement envelope.

While the site currently has no planning approval the site owner/developer has confirmed intention to bring the site forward within the LDP plan period.

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

List of Consultations and Dates Current Status Proposed Use

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No issues identified.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Drainage Impact Assessment is required. Developer is required to install a drainage scheme pre-designed by WLC. There is no requirement for any water resilient measures on this site. Record of flooding in nearby area in 1999, 2005, and 2009. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer.

Scottish Water

14-Mar-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 WHITBURN waste water treatment works (WWTW) where there is limited capacity.

WLC Environmental Health

19-Jun-12 No issues identified.

NHS - Lothian

19-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.

Whitburn, Whitburn, Longridge, East Whitburn - Existing facility : Whitburn Health Centre

The existing health centre 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.

East Whitburn also feeds into Blackburn, which will have a new Partnership Centre in time.

WLC Contaminated Land

14-Jun-11 No known issues.

WLC Flood Risk Assessment

30-Jan-14 Drainage impact assessment required. Developer required to install a drainage scheme predesigned by West Lothian Council. SEPA Updated Flood Risk Map 2013 - This is a very wet site and the developer will need to allow for this. The usual attenuation and treatment of runoff criteria would apply.

SEPA - Water Environment

15-Feb-12 No comments, there is no requirement for any buffer strip and there are no restoration opportunities.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC NETS and Land Services

23-Apr-13 Requirement for upgrading of the pitch to the east of the site, before the site is released for housing.

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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WOSAS

31-May-12 No sites have been recorded from within this plot, located to the west of Dixon Court. The 1st edition OS map indicated the presence of a farm named Dykehead immediately to the west of the plot, in the area now occupied by Dixon Court. This farm was also shown on the 2nd and 3rd edition maps, though its name had been changed to Burnhouse. Dykehead was also shown 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. While the NE corner of the plot is under tarmac associated with the adjacent school, the majority does not appear to have been affected by modern development, meaning that it may retain some potential to produce buried deposits associated with earlier phases

Transport Scotland

03-Apr-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.

It is suggested that 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 Transportation

27-Nov-13 Access from Dixon Terrace. See also Transport Background Paper to the Main Issues Report (MIR) for details.

2211 Polkemmet Dixon Terrace West Site (Sites 2 & 3)

Whitburn

LP Ref / UCS Ref	HWb14	/	Audit	17/32 (2&3) -356612		
EOI no				Consult Position	Preferred	
Category	Auditable			Consult Update	07-Jul-14	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	4.2
Conclusions	Brown/Gree	Greenfield		Conclusion Date	07-Jul-14	

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 also has the benefit of planning permission and construction is almost complete.

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

List of Consultations and Dates **Current Status** **Proposed Use**

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

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 Education

02-Nov-13 There are no adverse comments regarding this site, that benefits from planning permission and is under construction.

WLC Environmental Health

07-May-13 No comments

WOSAS

12-Mar-13 No adverse comments received.

WLC Flood Risk Assessment

31-Jan-13 A Flood Risk Assessment and Drainage Assessment are both required for this site. The eastern part of the site has been developed for council housing and the west of the site has planning permission under reference 0813/FUL/10 for 64 houses and 52 flats granted to the council. It is understood work has commenced on site.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Whitburn, Whitburn, Longridge, East Whitburn - Existing facility : Whitburn Health Centre

The existing health centre 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.

East Whitburn also feeds into Blackburn, which will have a new Partnership Centre in time.

British Airports Authority (BAA)

12-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.

SEPA - Water Environment

15-Feb-12 There would be a buffer strip required of between 6m-12m from any development and the Cultrig Burn that traverses the southern boundary of the site.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main Issues Report (MIR) for further

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Pateshill WTW. A number of network investigations have been undertaken for the Polkemmet site previously. If this was included as part of the existing development there should be no additional investigations required.

Waste: A drainage impact assessment was carried out for this site in 2011. Mitigation works have been identified to be

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment (FRA) is required. SEPA support this. SEPA require a FRA which assesses the flood risk from the small watercourses on site to the south (The Cultrig Burn) and other watercourses throughout the site. Site likely to be constrained due to flood risk. Site needs a holistic approach due to its size. Consideration should be given to culverted structures within/nearby the site which may exacerbate flood risk to the site. We would 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". Record of flooding in nearby area in 1999, 2005, 2007, 2008 and 2009. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer as there are multiple watercourses running through the site.

WLC NETS and Land Services

10-Feb-14 Refer to extant planning permission covering the site. Enhancement of local play park provision required.

307 Greenrigg Heartlands

Whitburn

LP Ref / UCS Ref	HWb4	/	Audit	17/22		
EOI no				Consult Position	Preferred	
Category	Auditable			Consult Update	07-Jul-14	
Planning Officer			Prime Quality Agricultural Land	No	Class Description	4.2
Conclusions	Brown/Gree	Brownfield		Conclusion Date	07-Jul-14	

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 also has the benefit of planning permission and construction has commenced.

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

List of Consultations and Dates **Current Status** **Proposed Use**

HSE (Health and Safety Executive)

07-Jul-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

WLC Contaminated Land

14-Jun-11 This site comprises the former Polkemmet Colliery. Rehabilitation is ongoing on the site and specific Remediation Strategies / Verification Reports will be required for each phase of development.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

SEPA - Flooding

14-Jun-12 Information provided from the council states that a Flood Risk Assessment (FRA) is required. SEPA support this. We require a FRA which assesses the flood risk from the small watercourses on site. Site likely to be constrained due to flood risk. Site needs a holistic approach due to its size. Consideration should be given to culverted structures within/nearby the site which may exacerbate flood risk to the site. SEPA would 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". Water resilient measures are not required on this site. Record of flooding in nearby area in 1999, 2005, 2007, 2008 and 2009. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer. Potential development of allocation could increase the probability of flooding elsewhere

NHS - Lothian

19-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.

Whitburn, Whitburn, Longridge, East Whitburn - Existing facility : Whitburn Health Centre

The existing health centre 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.

East Whitburn also feeds into Blackburn, which will have a new Partnership Centre in time.

SNH

18-Mar-13 A biodiversity assessment was carried out before the development of this site that SNH were satisfied with. It is understood that the design of housing at this site was to be taken forward with 'Living Villages' type principle. This approach is welcomed

WLC Flood Risk Assessment

31-Jan-13 A Flood Risk Assessment (FRA) is required for this site. SEPA also require a FRA which assesses the flood risk from the small watercourses on site. Site likely to be constrained due to flood risk. Site needs a holistic approach due to its size. Consideration should be given to culverted structures within/nearby the site which may exacerbate flood risk to the site. Council would 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".

SEPA Updated Flood Risk Map 2013 - This site is at risk of flooding from both fluvial and pluvial flooding. The pluvial flooding may be overcome through effective engineering design and construction. A Flood Risk Assessment is required to determine the potential extents of development without compromise to the risk of flooding. The usual attenuation and treatment of runoff criteria would also apply.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Environmental Health

19-Jun-12 The potential size of the development raise possible air quality issues associated increased traffic in Whitburn town centre.

Coal Authority

26-Feb-13 The site may have been subject to past coal working or is could be affected by present mine working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

14-Mar-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 WHITBURN waste water treatment works (WWTW) where there is limited capacity.

SEPA - Water Environment

14-Jun-12 Various tributaries of White Burn, treatment ponds on site SEPA require a buffer strip including recommended width of 6m to any development from the watercourse. SUDS for this site will most likely need a licence from SEPA

Transport Scotland

03-Apr-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.

It is suggested that 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 NETS and Land Services

23-Apr-13 Play provision to comply with NPFA 6 acre standard (latest version) as a minimum. Neighbourhood park required with

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Transportation

27-Nov-13 Access as per planning permission. See also Transportation Background Paper to the Main Issues Report (MIR) for further

WOSAS

31-May-12 This huge potential housing development site encompasses a large area of Greenfield that does not appear to have been affected by modern development. Given the scale of the proposal, there is a high probability that buried deposits will be present within the plot. These would be removed by construction activities. It is likely that archaeological evaluation trenching would be required in relation to any application for the development of this site, in order to determine the presence, location, extent and significance of material of this type. In addition, three specific sites have been recorded from within the boundaries of this area. These are an area of rig and furrow cultivation, a former farmstead that was in ruins by the time of the 1st edition map of the mid 19th century, and the site of the former Polkemmet Colliery. This colliery, while was commenced in 1913 and was in production between 1921 and 1986, has left obvious and extensive physical remains in the landscape, and these are likely to have reduced the potential for material relating to earlier phases of activity to have survived in the affected areas. Should development progress, therefore, it is likely that an assessment would be required in order to identify and map the extent of industrial disturbance, and clarify those areas of the plot that retain the potential to produce earlier material.

LP Ref / UCS Ref	HWk1	/	Audit	32/1 - EOI-0076	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	20-Nov-13
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description
Conclusions	Brown/Gree	Brownfield		Conclusion Date	20-Nov-13

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.

The site is brownfield in part. 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.

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

List of Consultations and Dates	Current Status	Proposed Use
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SEPA - Flooding

15-Feb-12 SEPA do not require any Flood Risk Assessment or Drainage Assessment for this site.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Contaminated Land

14-Jun-11 There are former workshops marked on this site. Therefore a Contaminated Land Phase I report will be required in the first instance to accompany any planning application for development of this site.

Scottish Water

14-Mar-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 LINBURN waste water treatment works (WWTW) where there is sufficient capacity.

WLC Environmental Health

19-Jun-12 No issues identified.

Coal Authority

26-Feb-13 The site is not within a 'Coal Resource Area' as identified by the Coal Authority and therefore is unlikely to have been subject to past coal working. If the site is however allocated in the development plan and if a planning application is submitted, the developer would nevertheless still have to undertake a detailed desk top assessment in consultation with the Coal Authority to identify if there are any coal workings that may not be known to the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 Drainage Assessment required. 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 issue. SEPA Updated Flood Risk Map 2013 - The site includes low areas at risk of flooding from accumulating surface water. It is possible that this can be mitigated through effective engineering design and construction. The usual attenuation and treatment

SEPA - Water Environment

15-Feb-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

18-Mar-13 This site is quite well contained when viewed from the wider area. Nevertheless, the existing woodlands and shelterbelts should contribute to the green network within site and to help maintain the screening effects/benefits. Opportunities for links through these parts of the site to link with riparian woodland along the Gogar Burn for both habitat links and access should be exploited.

NHS - Lothian

19-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.

East Calder, Mid Calder, Kirknewton, Wilkieston, Murieston, Bellsquarry and some outlying farms and properties - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

WLC Transportation

27-Nov-13 Use existing access into War Blinded site. See also Transport Background Paper to the Main Issues Report (MIR) for details.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

Transport Scotland

03-Apr-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 NETS and Land Services

23-Apr-13 Provision to be made for a public park with equipped play area.

WOSAS

31-May-12 One site has been recorded from within the boundaries of this plot, that being the category B-listed sundial present with the former walled garden of Old Linburn House. The site of Linburn House itself is also located within the plot. Linburn was depicted in this location on the 1st edition Ordnance Survey Map. The site was depicted as undeveloped farmland on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that Linburn was constructed between this date and the mid 19th century. The house was subsequently used as the Scottish National Institute for War Blinded, and was demolished in 1955. Current aerial photographs indicate that the former site of Linburn is open parkland, and it is therefore possible that elements associated with the house may survive below ground level in the form of buried sub-surface deposits. In addition, much of the remainder of the plot appears to have been relatively undisturbed by modern development, meaning that it retains some potential to produce buried deposits associated with earlier phases of occupation.

3058 Wilkieston War Blind

Wilkieston

LP Ref / UCS Ref	HWk1 /	Audit	EOI-0076	
EOI no	EOI-0076		Consult Position	Preferred
Category	Expression of Interest		Consult Update	20-Nov-13
Planning Officer		Prime Quality Agricultural Land	Yes	Class Description
Conclusions	Brown/Gree Mixed		Conclusion Date	20-Nov-13

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.

The site is brownfield in part. 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.

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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Environmental Health

14-Mar-13 No issues identified.

Scottish Water

14-Mar-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 LINBURN waste water treatment works (WWTW) where there is sufficient capacity. The site is close to the WWTW.

NHS - Lothian

19-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.

East Calder, Mid Calder, Kirknewton, Wilkieston, Murieston, Bellsquarry and some outlying farms and properties - Existing facility : East Calder Medical Practice

East Calder currently has no capacity and needs to be replaced. However, it is understood that the CDA 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.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

WLC Contaminated Land

14-Jun-11 There are former workshops marked on this site. Therefore a Contaminated Land Phase I report will be required in the first instance to accompany any planning application for development of this site.

Coal Authority

26-Feb-13 The site is not within a 'Coal Resource Area' as identified by the Coal Authority and therefore is unlikely to have been subject to past coal working. If the site is however allocated in the development plan and if a planning application is submitted, the developer would nevertheless still have to undertake a detailed desk top assessment in consultation with the Coal Authority to identify if there are any coal workings that may not be known to the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 Drainage Assessment required. 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). SEPA Updated Flood Risk Map 2013 - The site includes low areas at risk of flooding from accumulating surface water. It is possible that this can be mitigated through effective engineering design and construction. The usual attenuation and treatment

SNH

18-Mar-13 This site is quite well contained when viewed from the wider area. Nevertheless, the existing woodlands and shelterbelts should contribute to the green network within site and to help maintain the screening effects/benefits. Opportunities for links through these parts of the site to link with riparian woodland along the Gogar Burn for both habitat links and access should be exploited.

Transport Scotland

03-Apr-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.

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.

WOSAS

31-May-12 One site has been recorded from within the boundaries of this plot, that being the category B-listed sundial present with the former walled garden of Old Linburn House. The site of Linburn House itself is also located within the plot. Linburn was depicted in this location on the 1st edition Ordnance Survey Map. The site was depicted as undeveloped farmland on Roy's Military Survey of Scotland, conducted in the period 1747-55, indicating that Linburn was constructed between this date and the mid 19th century. The house was subsequently used as the Scottish National Institute for War Blinded, and was demolished in 1955. Current aerial photographs indicate that the former site of Linburn is open parkland, and it is therefore possible that elements associated with the house may survive below ground level in the form of buried sub-surface deposits. In addition, much of the remainder of the plot appears to have been relatively undisturbed by modern development, meaning that it retains some potential to produce buried deposits associated with earlier phases of occupation.

WLC NETS and Land Services

23-Apr-13 Provision to be made for a public park with equipped play area.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

SEPA - Water Environment

15-Feb-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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

SEPA - Flooding

15-Feb-12 SEPA do not require any Flood Risk Assessment or Drainage Assessment for this site.

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details. Existing access onto A71.

2552 Winchburgh Playing Field

Winchburgh

LP Ref / UCS Ref	/ WIN 5	Audit		
EOI no			Consult Position	Dismissed
Category	Land Safeguarded for Open Space		Consult Update	
Planning Officer		Prime Quality Agricultural Land	No	Class Description 3.1
Conclusions	Brown/Gree Greenfield		Conclusion Date	
	Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy			
List of Consultations and Dates	Current Status	Proposed Use		

WOSAS

20-Feb-13 This site was depicted as undeveloped on the 1st, 2nd and 3rd edition Ordnance Survey maps, and also appears as playing fields on current OS editions. It is unclear whether this use required substantial levels of ground disturbance in advance; if it did not, the plot may retain some potential to produce buried archaeological material associated with earlier phases of occupation, meaning that archaeological evaluation may be necessary.

NHS - Lothian

19-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.

Winchburgh - Existing facility : Winchburgh Medical Practice

There is no additional capacity at the present time but once the recently approved development of the CDA at Winchburgh

WLC Economic Property Development

07-Feb-13 It is not envisaged that any form of development would be acceptable on this site and it is suggested that there would likely be strong local resistance.

Scottish Water

14-Mar-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 WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

SNH

18-Mar-13 No issues identified.

SEPA - Flooding

27-Feb-13 There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site or for any water resilient measures to be introduced. Surface water issues recorded nearby in 2007, 2008, and 2009. No further information provided. The 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.

SEPA - Water Environment

27-Feb-13 There is no requirement for a buffer strip and there are no restoration opportunities. There is no water body or watercourse of any significance near to the site. Scottish Water will advise re Sewage Treatment Works capacity.

WLC NETS and Land Services

03-Apr-13 Further discussion required regarding this site as it is CDA.

Transport Scotland

03-Apr-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.

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.

WLC Transportation

09-Apr-13 See Transport Background Paper to the Main Issues Report (MIR) for details.

WLC Environmental Health

08-May-13 No issues identified.

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. shale mines, brick works, clay pits, smithy and railway lines have operated within the vicinity of the site.

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

WLC Flood Risk Assessment

10-Jul-13 No obvious issues or impediment to development however given surrounding landscape a Flood Risk Assessment should accompany any application as a matter of precaution. (The site also requires to be subject to assessment of 2013 SEPA

3248 Glendevon South B (Block K)

Winchburgh

LP Ref / UCS Ref	/	Audit	Consult Position	Preferred
EOI no			Consult Update	
Category	Auditable		Conclusion Date	
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree Greenfield			
	Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy			
List of Consultations and Dates	Current Status	Proposed Use		

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Winchburgh - Existing facility : Winchburgh Medical Practice

There is no additional capacity at the present time but once the recently approved development of the CDA at Winchburgh

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

1978 Former Beatlie School

Winchburgh

LP Ref / UCS Ref	/ WIN 1	Audit		
EOI no			Consult Position	Preferred
Category	Enquiries Possible		Consult Update	15-Apr-14
Planning Officer		Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date	15-Apr-14
WINCHBURGH				

Former Beatlie School and Winchburgh Day Centre
WIN 1

PREFERRED

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).

This site is largely dominated by a complex of former school buildings which are listed at category C and their retention and re-use is necessary and appropriate and in line with the policy and guidance set out in Scottish Planning Policy (SPP).

The site provides a natural element of infill between existing residential areas.

There is an approved planning brief for this site.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WOSAS

20-Feb-13 On the 1st edition, a structure annotated as a ruin was depicted on the section of this site that fronts onto Main Street. This had been removed by the time of the 2nd edition, on which a school was depicted at the western end of the frontage section of the plot. By the time of the 3rd edition, this structure had been expanded to encompass the majority of the frontage section of the plot, and had wholly subsumed the former site of the ruin depicted on the 1st edition. This structure also appears on current OS maps, and is identified as a category C(S) listed building. The 3rd edition depicted a second building in the north-western section of the plot, and this also appears to have formed part of the former Winchburgh Public Schools. While these structures are clearly of architectural significance, their relatively recent date of construction means that they are unlikely to be of substantial archaeological interest, though if they were to be proposed for demolition, some level of building

Scottish Water

14-Mar-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 WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity.

WLC Economic Property Development

07-Feb-13 This site is considered appropriate for a variety of uses including residential or office uses in particular.

SNH

18-Mar-13 No issues identified.

NHS - Lothian

19-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.

Winchburgh - Existing facility : Winchburgh Medical Practice

There is no additional capacity at the present time but once the recently approved development of the CDA at Winchburgh

WLC Transportation

27-Nov-13 Access as per approved planning brief. See also Transport Background Paper to the Main Issues Report (MIR) for details.

Historic Scotland

08-Mar-13 This site is largely dominated by a complex of former school buildings which are listed at category C. In view of this, we would be content with allocation of this site on the basis that there is a presumption in favour of redeveloping the site in line with the policy and guidance set out in Scottish Planning Policy (SPP) and the Scottish Historic Environment Policy (SHEP), particularly in relation to demolition. The former Winchburgh Day Centre is the earlier school (1885 and 1902) with good stone façades and with a highly visible presence on the street, enhanced by its corner location. We do not consider it likely that a proposal to demolish this building would satisfy SHEP, and consequently recommend that any allocation of the site would need to be based on a requirement that this building would be retained with an appropriate reuse. Subject to analysis it may be possible to demonstrate that demolition of some or all of the later and /or lesser buildings on the site would be in

WLC Flood Risk Assessment

10-Jul-13 No obvious issues. (The site also requires to be subject to assessment of 2013 SEPA fluvial and pluvial maps).

WLC NETS and Land Services

03-Apr-13 Planning gain requirement to improve quality of local open space.

Transport Scotland

03-Apr-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

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, railway lines and brick works have operated within the vicinity of the site.

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.

SEPA - Flooding

27-Feb-13 Surface water issues/ water ponding recorded nearby in 2007, 2008, and 2009. No further info provided. There is no requirement for either a Flood Risk Assessment or Drainage Assessment for this site.

SEPA - Water Environment

27-Feb-13 There is no requirement for any buffer strip and there are no restoration opportunities. There is no significant water body nearby the site. Scottish Water will advise requiring the capacity of Sewage Treatment Works.

WLC Environmental Health

08-May-13 No issues identified.

3290 Glendevon Regeneration

Winchburgh

LP Ref / UCS Ref	COU6	/	Audit		
EOI no				Consult Position	Preferred
Category	Enquiries Possible			Consult Update	08-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		08-Jul-14
Glendevon Regeneration Site					
COU6					

PREFERRED

The site is currently not allocated for development in the West Lothian Local Plan. However the council's strategy is to give priority to the development (redevelopment) 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.

Physically, the site relates well to the existing settlement and residential use is considered appropriate given neighbouring uses.

The site benefits from being served by an existing vehicular access.

SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the southern boundary of the site.

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

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.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

List of Consultations and Dates **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.

SNH

14-Jun-13 No comment.

Historic Scotland

14-Jun-13 Content that this site unlikely to raise significant concerns for our historic environment interests.

WOSAS

30-May-13

This plot was shown as undeveloped ground on the 1st, 2nd and 3rd edition Ordnance Survey maps, but current maps and aerial photographs indicated that it has been substantially affected by construction during the course of the 20th century. Given the levels of disturbance likely to have been involved in the erection of the various blocks of flats, construction of roads and infrastructure and associated landscaping, there is likely to be little potential for earlier material to survive. As a result, we would be unlikely to ask for archaeological work in relation to the development of this plot.

WLC Environmental Health

13-Aug-13

No issues.

SEPA - Water Environment

17-Jun-13

There are no restoration opportunities, however there is a watercourse that runs close to the boundary any buffer strip between development and the watercourse would have to be agreed with SEPA. Standards SUDS would also be sufficient to prevent deterioration of water quality out with the site.

WLC Waste Management

27-May-13

Requirement to provide adequate access for 26T vehicles and for the container storage to accommodate the 3 bin system plus Food Caddy for individual households and for multi occupancy blocks to have adequate bin storage for 1100l bins for Residual and Recycling + 1x240l Food Bin (per 5 properties).

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 industries, e.g. quarrying, mills and clay pits have operated within the

Scottish Water

27-May-13

There is existing water and waste water infrastructure in the site which will need to be taken into consideration when planning the site. In terms of waste water the site is served by the Winchburgh plant where there is sufficient capacity to accommodate development of the site. In terms of water the site is served by the Pateshill plant where there is sufficient capacity to accommodate development of the site.

SEPA - Flooding

17-Jun-13

SEPA require a Flood Risk Assessment which assesses the flood risk from the small watercourse which flows along the southern boundary of the site. There is a record of surface water flooding nearby in 2008 and 2009. A blocked culvert flooded a footpath along Glendevon Park in November 2009. Potential development of this site allocation could increase the probability of flooding elsewhere, unless there is appropriate mitigation.

311 Castle Road

Winchburgh

LP Ref / UCS Ref	HWh3	/	Audit	18/05	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	15-Apr-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield		Conclusion Date	15-Apr-14
WINCHBURGH					

Castle Road
HWh3

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.

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.

While the site currently has no planning approval, the owner has confirmed an intention to bring the site forward within the LDP plan period.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

NHS - Lothian

19-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.

Winchburgh - Existing facility : Winchburgh Medical Practice

There is no additional capacity at the present time but once the recently approved development of the CDA at Winchburgh

WLC Environmental Health

19-Jun-12 No issues identified.

Coal Authority

26-Feb-13 The site is not within a 'Coal Resource Area' as identified by the Coal Authority and therefore is unlikely to have been subject to past coal working. If the site is however allocated in the development plan and if a planning application is submitted, the developer would nevertheless still have to undertake a detailed desk top assessment in consultation with the Coal Authority to identify if there are any coal workings that may not be known to the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Flood Risk Assessment

30-Jan-14 Drainage Assessment required. SEPA Flood Risk map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Drainage Impact Assessment is required for this site. There are no water resilient measures required for this site.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

Scottish Water

14-Mar-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 WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity.

WLC Contaminated Land

14-Jun-11 This site is adjacent to a former oil refinery. A Contaminated Land Site Investigation will therefore be required to accompany any planning application submitted on this site.

SNH

18-Mar-13 No issues identified.

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

WOSAS

31-May-12 No sites have been recorded from within the plot to the east of Castle Road and south of Main Street. The eastern section of the area was shown as being under tree cover on the 1st edition Ordnance Survey map of the mid 19th century, and this area appears to have remained wooded into the present day. A pump was shown on the 1st and 2nd edition maps close to the SE corner of the plot, while the 3rd edition showed the line of a mineral railway running past the eastern boundary. The western section of the plot appears to have remained undisturbed during the whole of this period, suggesting that it may retain some potential to produce buried deposits associated with earlier phases of occupation, though the small scale of the plot may suggest that this potential is unlikely to be particularly high.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Transport Scotland

03-Apr-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.

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.

WLC NETS and Land Services

23-Apr-13 Provision to satisfy the requirements of the council's Residential Development Guide.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

WLC Transportation

27-Nov-13 Use existing access from Castle Road. from See also Transport Background Paper to the Main Issues Report (MIR) for

2139 Winchburgh Primary School North

Winchburgh

LP Ref / UCS Ref	HWh5	/	Audit	18/13	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	07-Jul-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Brownfield	Conclusion Date		07-Jul-14
WINCHBURGH					

Winchburgh Primary School (North) Dunn Place
HWh5/EOI-0149

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 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).

While the site currently has no planning approval, the owner has confirmed an intention to bring the site forward within the LDP plan period.

The allocation also forms part of EOI submission EOI-0149.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities.

WLC Contaminated Land

14-Jun-11 No known issues.

NHS - Lothian

19-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.

Winchburgh - Existing facility : Winchburgh Medical Practice

There is no additional capacity at the present time but once the recently approved development of the CDA at Winchburgh

WLC Economic Property Development

15-Jun-12 Housing Site - no comments.

WLC Environmental Health

19-Jun-12 No issues identified.

Coal Authority

26-Feb-13 The site may have been subject to past coal working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Flood Risk Assessment

30-Jan-14 Drainage Assessment required. SEPA Flood Risk map 2013 Update - The usual attenuation and treatment of runoff criteria would apply.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Drainage Impact Assessment is required for this. There are no water resilient measures required. Record of flooding in nearby area in 2008 and 2009. No further information provided by the council. Recommend contact is made with the WLC Flood Protection Officer.

Scottish Water

14-Mar-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 WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SNH

18-Mar-13 No issues identified.

Transport Scotland

03-Apr-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.

WOSAS

31-May-12 No sites have been recorded from within the plot of ground to the rear of Dunn Place. Comparison with available historical maps indicates that the site has been undeveloped since at least the mid 19th century, meaning that it retains some potential to produce buried deposits associated with earlier phases of occupation. However, the plot appears likely to have undergone a degree of previous landscaping associated with the construction of the adjacent housing and school, and is of a relatively limited extent, suggesting that this potential may not be particularly high.

WLC Transportation

27-Nov-13 Access to be onto Glendevon Park. See Transport Background Paper to the Main Issues Report (MIR) for details.

WLC NETS and Land Services

23-Apr-13 Financial contributions to be used to facilitate improvements to adjacent play facilities.

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.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a housing site.

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

2338 Myreside East

Winchburgh

LP Ref / UCS Ref	ME	/	Audit		
EOI no				Consult Position	Preferred
Category	Employment Core Development Area			Consult Update	16-Apr-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield	Conclusion Date		16-Apr-14

WINCHBURGH

Myreside East & Myreside West
CDA-ME & MW

PREFERRED

The site is part of the Myreside West and Myreside East core development area allocations. Development within such areas is supported by the development strategy of the Strategic Development Plan.

The proposal is supported as infill development within the settlement envelope.

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.

Notwithstanding the above, development of this site may be constrained due to flood risk and a Flood Risk Assessment and a drainage impact assessment will be required to identify what part of the site is potentially capable of being developed.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Scottish Water

14-Mar-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 WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity.

NHS - Lothian

19-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.

Winchburgh - Existing facility : Winchburgh Medical Practice

There is no additional capacity at the present time but once the recently approved development of the CDA at Winchburgh

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Economic Property Development

15-Jun-12 There is support for this longer term employment core development area allocation.

SEPA - Water Environment

15-Feb-12 Waterbody ID-3006\Waterbody Name-Swine Burn\Is there a water feature within or along site boundary-Yes - to eastern half as well as northern boundary\Buffer strip required including recommended width-Yes - 6m\Opportunities for restoration-yes\Are there any co-location issues with SEPA regulated sites? -No sewer - potentially required to be pumped.

WLC Flood Risk Assessment

30-Jan-14 Flood Risk Assessment and a drainage impact assessment are required. We are not aware of being consulted regarding this site. Part of site within Flood Map so development may be constrained due to flood risk. SEPA Flood Risk Map 2013 Update - This site is entirely at risk of pluvial flooding and development of this site may not be possible. As a minimum a flood risk assessment will be required to determine the extent of risk and identify what part of the site might potentially be capable of being developed. The usual attenuation and treatment of runoff criteria would apply.

WLC Environmental Health

19-Jun-12 The location of the site is such that there is the potential for noise issues for nearby residential (depending on use).

SNH

18-Mar-13 No comments made.

WLC Contaminated Land

16-Jun-11 No known issues.

Transport Scotland

03-Apr-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.

Outline consent was granted in 2005 and Transport Scotland is aware that the developer has agreed to a contributions mechanism to provide WLC with funds to improve M9 Junction 1 (Newbridge).

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as an employment area Core Development Area site in the adopted West Lothian Local Plan 2009.

HSE (Health and Safety Executive)

12-Mar-14 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.

WOSAS

31-May-12 One site has been recorded from within this plot, this being linear cropmarks identified on aerial photographs. An additional area of cropmarks has also been recorded on the opposite side of the M9, and the RCAHMS record for these suggests that they may be related to quarrying or mining in the area. As with CDA MW, the development of this area may also raise indirect issues relating to the effect any proposal may have on the setting of two Nationally-important and legally-protected scheduled monuments, Duntarvie Castle and the Union Canal. The potential setting issues raised in relation to this plot may be slightly less than those raised in relation to CDA MW, due to the greater distance between the plot and the monuments. In terms of the plot itself, the area does not appear to have been substantially affected by modern development, meaning that it would retain the potential to produce buried deposits associated with earlier phases of occupation.

WLC Transportation

27-Nov-13 Access to the site will require to accord with the Core Development Area master plan. See also Transport Background Paper to the Main Issues Report (MIR) for details.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment and a drainage impact assessment are required. We are not aware of being consulted regarding this site. Part of site within Flood Map so development may be constrained

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

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.

2339 Myreside West

Winchburgh

LP Ref / UCS Ref	MW	/	Audit			
EOI no				Consult Position	Preferred	
Category	Employment Core Development Area			Consult Update	16-Apr-14	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	2
Conclusions	Brown/Gree	Greenfield	Conclusion Date		16-Apr-14	

WINCHBURGH

Myreside East & Myreside West
CDA-ME & MW

PREFERRED

The site is part of the Myreside West and Myreside East core development area allocations. Development within such areas is supported by the development strategy of the Strategic Development Plan.

The proposal is supported as infill development within the settlement envelope.

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.

Notwithstanding the above, development of this site may be constrained due to flood risk and a Flood Risk Assessment and a drainage impact assessment will be required to identify what part of the site is potentially capable of being developed.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

List of Consultations and Dates	Current Status	Proposed Use
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SNH

18-Mar-13 No comments made.

SEPA - Water Environment

15-Feb-12 There is a requirement for a 6m buffer strip to the Swine Burn and there could also be opportunities for restoration. No sewer in vicinity - pumped solution required.

Scottish Water

14-Mar-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 WINCHBURGH waste water treatment works (WWTW) where there is sufficient capacity.

NHS - Lothian

19-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.

Winchburgh - Existing facility : Winchburgh Medical Practice

There is no additional capacity at the present time but once the recently approved development of the CDA at Winchburgh

WLC Economic Property Development

15-Jun-12 There is support for this longer term employment core development area allocation.

WLC Waste Management

12-Jul-12 No comments, site allocated for non residential use in the adopted West Lothian Local Plan 2009.

WLC Environmental Health

19-Jun-12 The location of the site is such that there is the potential for noise issues for nearby residential (depending on use).

WLC Flood Risk Assessment

30-Jan-14 Information provided from the council states that a Flood Risk Assessment (FRA) and a Drainage Impact Assessment are required. We are not aware of being consulted regarding this site and outline planning has been approved. Majority of site within Flood Map so development will likely be heavily constrained due to flood risk. Would have recommended removal if no planning consent had been given. SEPA Flood Risk Map 2013 Update - Part of this site appears prone to pluvial flooding. It is probable that this risk can be mitigated through effective engineering design and construction but this would need to be demonstrated by the developer. A Flood Risk Assessment is required to accurately determine the accuracy of the flood hazard maps and, in turn, the extent to which the site can potentially be developed without compromise to the risk of flooding. The usual attenuation and treatment of runoff criteria would apply.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Contaminated Land

16-Jun-11 No known issues.

WOSAS

31-May-12 This plot is located between two Nationally-important legally protected scheduled monuments, Duntarvie Castle to the north and the Union Canal to the south-west. National policies regarding the treatment of scheduled sites in the planning process stress that they should as far as possible be preserved in situ within an appropriate setting. As development on this plot would be interposed between two scheduled monuments, careful consideration would be required to assess the impact of any proposal on the setting of these sites. It may be that the view of the plot is partially screened from the canal by the existing railway embankments, but it appears likely that the proposal would result in a significant alteration to the setting of the castle, despite the fact that the existing M9 motorway is interposed between it and the plot. In terms of the plot itself, the area does not appear to have been substantially affected by modern development, meaning that it would retain the potential to produce

Transport Scotland

03-Apr-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.

Outline consent was granted in 2005 and Transport Scotland is aware that the developer has agreed to a contributions mechanism to provide WLC with funds to improve M9 Junction 1 (Newbridge).

Historic Scotland

31-May-12 Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, Historic Scotland consider that in all these cases, 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. For those sites which are 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

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment (FRA) and a Drainage Impact Assessment are required. We are not aware of being consulted regarding this site and outline planning has been approved. Majority of site within Flood Map so development will likely be heavily constrained due to flood risk. Would have recommended removal if no planning consent had been given.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as an employment area Core Development Area site in the adopted West Lothian Local Plan 2009.

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.

WLC Transportation

27-Nov-13 Access to the site will require to accord with the Core Development Area master plan. See also Transport Background Paper to the Main Issues Report (MIR) for details.

1268 Claypit (CP) CDA

Winchburgh CDA

LP Ref / UCS Ref	CP	/	Audit	CP	
EOI no				Consult Position	Preferred
Category	Auditable-Constrained			Consult Update	16-Apr-14
Planning Officer			Prime Quality Agricultural Land	No	Class Description
Conclusions	Brown/Gree	Greenfield	Conclusion Date		16-Apr-14
WINCHBURGH					

Claypit
CDA-CP

PREFERRED

The site is part of the Claypit core development area allocation. Development within such areas is supported by the development strategy of the Strategic Development Plan.

The proposal is supported as infill development within the settlement envelope.

The site is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. Planning permission has been granted and 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

List of Consultations and Dates **Current Status** **Proposed Use**

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

07-Feb-13 No comment - mixed use largely residential development site.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

NHS - Lothian

19-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.

Winchburgh - Existing facility : Winchburgh Medical Practice

There is no additional capacity at the present time but once the recently approved development of the CDA at Winchburgh

SNH

14-Feb-14 The Winchburgh masterplan identifies the Claypit as a Town Park, with drawings showing this area as part of the strategic landscape framework of the CDA. There is insufficient detail at present to allow us to comment in more detail but we note at this point that the site in its current form (including proposed development in SE of site as shown in masterplan) will play an important role in green networks and placemaking within the CDA and recommend it is retained for this function.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. brick works, clay pits and railway lines. Potentially contaminative industries, e.g. repair docks at canal, coal wharf and quarrying, have been recorded within the vicinity of the site.

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Pateshill WTW. A Water Impact Assessment has been carried out for existing proposed developments which has identified network reinforcement which will be required to accommodate development. It has been assumed that this site is part of the existing CDA and not in addition to it.

Waste: There is limited capacity at Winchburgh WWTW. Scottish Water will continue to monitor the capacity at the point at which a growth project is required a developer will need to meet the 5 criteria. A Drainage Impact Assessment will be

WLC NETS and Land Services

10-Feb-14 Details of requirements are set out in the approved masterplan accompanying planning application 1012/P/05. Details will come forward for related detailed applications for provision of new parks and open space and enhancement of existing parks at Timmerjets/Millgate and Craigton Place and Community Centre Park. Management and maintenance of parks in the long term also requires to be agreed.

WLC Flood Risk Assessment

31-Jan-13 A Flood Risk Assessment is required for this site.

HSE (Health and Safety Executive)

12-Mar-14 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.

The site is within the inner, middle and outer consultation zone for the SGN Transco Bonnyhill /Craigiehall-Granton (E33, E34 & E50) pipeline.

WLC Transportation

27-Nov-13 Access to the site will require to accord with the Core Development Area master plan. See also Transport Background Paper to the Main Issues Report (MIR) for details.

British Airports Authority (BAA)

30-Jan-14 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.

Scottish Enterprise

31-Jan-14 No specific issues or concerns as this site is allocated for the most part as a housing site.

SEPA - Flooding

15-Feb-12 SEPA would commend the approach taken in identifying many of the environmental constraints in the overall now approved master plan for Winchburgh with emphasis on sustainable development and welcomes the commitment to employ sustainable construction methods and the use of energy saving measures. SEPA commends the consideration given to the siting of the SUDS features across the site and the diversity of regional control structures. There remain matters of detail which will require to be resolved as detailed design codes and applications are brought forward, however, overall the proposals are to be commended as an example of best practice in environmental design. Following the submission of an additional report

WOSAS

24-Feb-14 One site has been recorded from within this plot, this being the former Winchburgh brick works. This industrial complex was shown on the 2nd edition Ordnance Survey map of c. 1890 (though it did not appear on the 1st edition), on which the main buildings were shown on the western side of the plot, adjacent to the canal and to the north of Easter Cottage. The same map also showed evidence for extensive disturbance at the south-eastern corner of the plot, adjacent to the Winchburgh Tunnel, apparently related either to the extraction of clay or the dumping of waste material. The 2nd edition also showed two tramways, one leading from the buildings of the brickworks to the area of disturbance, the other running north-east across the site to reach the railway line. This situation remained largely unchanged on the 3rd edition map, though the area of disturbance in the SE corner of the plot had expanded considerably, and a curling pond was shown in the vicinity of NGR 308787, 675465. Although apparently demolished in the 1970s, buildings of the brickworks do appear on post-WWII OS maps, on which a large pond is also shown as occupying the central area of the plot. This was presumably formed as a result of the extraction of clay for brick-making, and still appears on modern OS maps and aerial photographs (though the buildings of the former brickworks have been removed).

In terms of potential archaeological issues associated with this plot, it is apparent that much of it has been subject to extensive amounts of ground disturbance, and that these sections are unlikely to have much potential to produce material pre-dating the industrial use of the site. However, the northern end of the site does not appear to have been affected by disturbance of this type, and nor does the south-western corner, which map evidence suggests has remained as undeveloped farmland. These areas would retain some potential to produce buried deposits associated with previous phases of occupation, a potential that is enhanced by their proximity to the site of substantial oval double-ditched enclosure, present in the field to the east of the railway. Although identified previously as a crop-mark on aerial photographs, this feature was confirmed by a programme of archaeological work in advance of the development of Winchburgh Masterplan Block AA. It is likely that we would recommend that a programme of evaluation trenching should be conducted across the undisturbed

SEPA - Water Environment

15-Feb-12 Any detailed opportunities for restoration and stand off distances to any water bodies or watercourses should be provided at the detailed stage.

Transport Scotland

18-Feb-14 Part of Winchburgh development area. The proposed design for the new grade separated interchange on the M9 at this location is yet to be finalised, however such a large allocation would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised to identify, in discussion with Transport Scotland, what, if any, mitigation measures are required to support delivery of the allocations.

1269 Glendevon North (GN) CDA

Winchburgh CDA

LP Ref / UCS Ref	GN/COU5	/	Audit	GN		
EOI no				Consult Position	Preferred	
Category	Auditable-Local Plan			Consult Update	16-Apr-14	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Greenfield		Conclusion Date	16-Apr-14	
WINCHBURGH						

Glendevon North
CDA-GN

PREFERRED

The site is part of the Glendevon (North) core development area allocation. Development within such areas is supported by the development strategy of the Strategic Development Plan.

The proposal is supported as infill development within the settlement envelope.

The site is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. Planning permission has been granted and 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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Economic Property Development

15-Jun-12 No comment - this is a mixed use largely residential development that is a CDA site that should be rolled forward into the

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Winchburgh - Existing facility : Winchburgh Medical Practice

There is no additional capacity at the present time but once the recently approved development of the CDA at Winchburgh

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

Transport Scotland

18-Feb-14 Part of Winchburgh development area. The proposed design for the new grade separated interchange on the M9 at this location is yet to be finalised, however such a large allocation would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised to identify, in discussion with Transport Scotland, what, if any, mitigation measures are required to support delivery of the allocations.

British Airports Authority (BAA)

30-Jan-14 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.

WLC Flood Risk Assessment

31-Jan-13 There is the requirement for a Flood Risk Assessment and Drainage Assessment for this site. The Union Canal runs close to the northern and eastern boundaries of the site, contact would be required with Scottish Waterways.

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Pateshill WTW. A Water Impact Assessment has been carried out for existing proposed developments which has identified network reinforcement which will be required to accommodate development. It has been assumed that this site is part of the existing CDA and not in addition to it.

Waste: There is limited capacity at Winchburgh WWTW. Scottish Water will continue to monitor the capacity at the point at which a growth project is required a developer will need to meet the 5 criteria. A Drainage Impact Assessment will be

WLC Transportation

27-Nov-13 Access to the site will require to accord with the Core Development Area master plan. See also Transport Background Paper to the Main Issues Report (MIR) for details.

WOSAS

24-Feb-14 This block forms part of the area proposed for development under the Winchburgh Masterplan. We have previously provided comments on an application for outline planning consent for a 325ha mixed-use development (planning application 1012/P/05). This compartment forms part of the area covered by this outline consent. In our response to application 1012/P/012, we advised that a condition should be attached to the outline and any subsequent detailed planning consents, requiring that the developer appoint an appropriately-qualified professional archaeological contractor to undertake a programme of fieldwork in advance of development, the first stage of which should be a programme of evaluation trenching designed to determine whether significant sub-surface archaeological deposits were present.

To date, two sub-blocks of compartment GN have been subject to evaluation of this type, these being Block M and an area set aside for the stockpiling of topsoil. However, the remainder of the compartment has not yet been evaluated, and we would still recommend that this would need to take place as and when specific blocks are brought forward for development. It is also the case that compartment GN is located close to two scheduled monuments, these being Old Auldcaithie Church and the Union Canal. In addition to the potential for development in this area to have a direct effect on sub-surface deposits within the plot itself, therefore, some consideration would also need to be given to the effect of any proposal on the setting of these sites.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for mixed uses as part of a Core Development Area and therefore there are no specific issues that Scottish Enterprise wish to comment on.

WLC NETS and Land Services

10-Feb-14 Details of requirements are set out in the approved masterplan accompanying planning application 1012/P/05. Details will come forward for related detailed applications for provision of new parks and open space and enhancement of existing parks at Timmeryets/Millgate and Craigton Place and Community Centre Park. Management and maintenance of parks in the long term also requires to be agreed.

SEPA - Flooding

15-Feb-12 There is the requirement for a Flood Risk Assessment and Drainage Assessment for this site. The Union Canal runs close to the northern and eastern boundaries of the site, contact would be required with Scottish Waterways.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. repair docks at canal, coal wharf and quarrying. Potentially contaminative industries, e.g. landfilling and quarrying, have been recorded within the immediate vicinity of the site.

SEPA - Water Environment

15-Feb-12 There is no requirement for any buffer strip and there are no restoration opportunities. The Union Canal runs close to the northern and eastern boundaries of the site, contact would be required with Scottish Waterways.

HSE (Health and Safety Executive)

12-Mar-14 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.

The site is within the inner, middle and outer consultation zone for the SGN Transco Bonnyhill /Craigiehall-Granton (E33, E34 & E50) pipeline. It is also within the consultation zone for Inner SGN Transco pipeline Winchburgh Branch (E38).

1270 Glendevon South A (GS) CDA

Winchburgh CDA

LP Ref / UCS Ref	GS	/	Audit	GS		
EOI no				Consult Position	Preferred	
Category	Auditable			Consult Update	16-Apr-14	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Greenfield		Conclusion Date	16-Apr-14	
WINCHBURGH						

Glendevon South
CDA-GS

PREFERRED

The site is part of the Glendevon (South) core development area allocation. Development within such areas is supported by the development strategy of the Strategic Development Plan.

The proposal is supported as infill development within the settlement envelope.

The site is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. Planning permission has been granted and 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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Economic Property Development

15-Jun-12 No comment - this is a mixed use largely residential development that is a CDA site that should be rolled forward into the

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Winchburgh - Existing facility : Winchburgh Medical Practice

There is no additional capacity at the present time but once the recently approved development of the CDA at Winchburgh

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site may have been subject to past coal working or is could be affected by present mine working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SEPA - Flooding

15-Feb-12 There is the requirement for a Flood Risk Assessment and Drainage Assessment for this site. There is a watercourse through the site running west to east and there is also Glendevon Pond.

WLC Transportation

27-Nov-13 Access to the site will require to accord with the Core Development Area master plan. See also Transport Background Paper to the Main Issues Report (MIR) for details.

WLC Flood Risk Assessment

31-Jan-13 There is the requirement for a Flood Risk Assessment and Drainage Assessment for this site. There is a watercourse through the site running west to east and there is also Glendevon Pond.

HSE (Health and Safety Executive)

12-Mar-14 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.

The site is within the inner, middle and outer consultation zone for the SGN Transco Bonnyhill /Craigiehall-Granton (E33, E34 & E50) pipeline.

British Airports Authority (BAA)

30-Jan-14 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.

SEPA - Water Environment

15-Feb-12 A minimum buffer strip of 12m would be required between any development and the pond and watercourse through the site and there could also be restoration opportunities.

Transport Scotland

18-Feb-14 Part of Winchburgh development area. The proposed design for the new grade separated interchange on the M9 at this location is yet to be finalised, however such a large allocation would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised to identify, in discussion with Transport Scotland, what, if any, mitigation measures are required to support delivery of the allocations.

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Pateshill WTW. A Water Impact Assessment has been carried out for existing proposed developments which has identified network reinforcement which will be required to accommodate development. It has been assumed that this site is part of the existing CDA and not in addition to it.

Waste: There is limited capacity at Winchburgh WWTW. Scottish Water will continue to monitor the capacity at the point at which a growth project is required a developer will need to meet the 5 criteria. A Drainage Impact Assessment will be

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for mixed uses as part of a Core Development Area and therefore there are no specific issues that Scottish Enterprise wish to comment on.

WLC NETS and Land Services

10-Feb-14 Details of requirements are set out in the approved masterplan accompanying planning application 1012/P/05. Details will come forward for related detailed applications for provision of new parks and open space and enhancement of existing parks at Timmerlyets/Millgate and Craigton Place and Community Centre Park. Management and maintenance of parks in the long term also requires to be agreed.

WOSAS

24-Feb-14 This block forms part of the area proposed for development under the Winchburgh Masterplan. We have previously provided comments on an application for outline planning consent for a 325ha mixed-use development (planning application 1012/P/05). This compartment forms part of the area covered by this outline consent. In our response to application 1012/P/012, we advised that a condition should be attached to the outline and any subsequent detailed planning consents, requiring that the developer appoint an appropriately-qualified professional archaeological contractor to undertake a programme of fieldwork in advance of development, the first stage of which should be a programme of evaluation trenching designed to determine whether significant sub-surface archaeological deposits were present.

To date, two sub-blocks of compartment GS has been subject to evaluation of this type, these being Block K and the SUDS area. However, the remainder of the compartment has not yet been evaluated, and we would still recommend that this would need to take place as and when specific blocks are brought forward for development. It is also the case that compartment GS is located close to two scheduled monuments, these being Faucheldean Bing and the Union Canal. In addition to the potential for development in this area to have a direct effect on sub-surface deposits within the plot itself, therefore, some consideration would also need to be given to the effect of the proposal on the setting of these sites.

WLC Contaminated Land

11-Feb-14 Council historical mapping shows potentially contaminative activities having been carried out on site, e.g. shale mining, railway lines, quarrying and tanks. Other potentially contaminative industries, e.g. oil works, quarries and landfilling have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to ensure land is suitable for use.

3262 Glendevon South Balance (GS) CDA

Winchburgh CDA

LP Ref / UCS Ref	GS	/	Audit	GS		
EOI no				Consult Position	Preferred	
Category	Auditable-Local Plan			Consult Update	20-Nov-13	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Greenfield		Conclusion Date	20-Nov-13	

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 forming part of the Glendevon South CDA allocation, 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 proposal is supported as infill development within the settlement envelope.

List of Consultations and Dates **Current Status** / **Proposed Use**

Coal Authority

26-Feb-13 The site may have been subject to past coal working or is could be affected by present mine working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Economic Property Development

15-Jun-12 No comment - this is a mixed use largely residential development that is a CDA site that should be rolled forward into the

NHS - Lothian

19-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.

Winchburgh - Existing facility : Winchburgh Medical Practice

There is no additional capacity at the present time but once the recently approved development of the CDA at Winchburgh

SNH

18-Mar-13 No comments made.

SEPA - Water Environment

15-Feb-12 A minimum buffer strip of 12m would be required between any development and the pond and watercourse through the site and there could also be restoration opportunities.

WOSAS

24-Feb-14

This block forms part of the area proposed for development under the Winchburgh Masterplan. We have previously provided comments on an application for outline planning consent for a 325ha mixed-use development (planning application 1012/P/05). This compartment forms part of the area covered by this outline consent. In our response to application 1012/P/012, we advised that a condition should be attached to the outline and any subsequent detailed planning consents, requiring that the developer appoint an appropriately-qualified professional archaeological contractor to undertake a programme of fieldwork in advance of development, the first stage of which should be a programme of evaluation trenching designed to determine whether significant sub-surface archaeological deposits were present.

To date, two sub-blocks of compartment GS has been subject to evaluation of this type, these being Block K and the SUDS area. However, the remainder of the compartment has not yet been evaluated, and we would still recommend that this would need to take place as and when specific blocks are brought forward for development. It is also the case that compartment GS is located close to two scheduled monuments, these being Faucheldean Bing and the Union Canal. In addition to the potential for development in this area to have a direct effect on sub-surface deposits within the plot itself, therefore, some consideration would also need to be given to the effect of the proposal on the setting of these sites.

HSE (Health and Safety Executive)

12-Mar-14

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.

The site is within the inner, middle and outer consultation zone for the SGN Transco Bonnyhill /Craigiehall-Granton (E33, E34 & E50) pipeline.

British Airports Authority (BAA)

30-Jan-14

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.

WLC Contaminated Land

11-Feb-14

Council historical mapping shows potentially contaminative activities having been carried out on site, e.g. shale mining, railway lines, quarrying and tanks. Other potentially contaminative industries, e.g. oil works, quarries and landfilling have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to ensure land is suitable for use.

WLC Transportation

27-Nov-13

Access to the site will require to accord with the Core Development Area master plan. See also Transport Background Paper to the Main Issues Report (MIR) for details.

WLC NETS and Land Services

10-Feb-14

Details of requirements are set out in the approved masterplan accompanying planning application 1012/P/05. Details will come forward for related detailed applications for provision of new parks and open space and enhancement of existing parks at Timmerlyets/Millgate and Craigton Place and Community Centre Park. Management and maintenance of parks in the long term also requires to be agreed.

Scottish Enterprise

13-Mar-12

This site is allocated in the adopted West Lothian Local Plan 2009 for mixed uses as part of a Core Development Area and therefore there are no specific issues that Scottish Enterprise wish to comment on.

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Pateshill WTW. A Water Impact Assessment has been carried out for existing proposed developments which has identified network reinforcement which will be required to accommodate development. It has been assumed that this site is part of the existing CDA and not in addition to it.

Waste: There is limited capacity at Winchburgh WWTW. Scottish Water will continue to monitor the capacity at the point at which a growth project is required a developer will need to meet the 5 criteria. A Drainage Impact Assessment will be

SEPA - Flooding

15-Feb-12 There is the requirement for a Flood Risk Assessment and Drainage Assessment for this site. There is a watercourse through the site running west to east and there is also Glendevon Pond.

WLC Flood Risk Assessment

31-Jan-13 There is the requirement for a Flood Risk Assessment and Drainage Assessment for this site. There is a watercourse through the site running west to east and there is also Glendevon Pond.

3263 Glendevon South (Balance)

Winchburgh CDA

LP Ref / UCS Ref	GS	/	Audit	GS		
EOI no				Consult Position	Preferred	
Category	Auditable			Consult Update	20-Nov-13	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Greenfield		Conclusion Date	20-Nov-13	

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 forming part of the Glendevon South CDA allocation, 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 proposal is supported as infill development within the settlement envelope.

Winchburgh Primary/Linlithgow Academy, Holy Family/St Margarets Academy

List of Consultations and Dates **Current Status** **Proposed Use**

SNH

18-Mar-13 No comments made.

NHS - Lothian

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.

Winchburgh - Existing facility : Winchburgh Medical Practice

There is no additional capacity at the present time but once the recently approved development of the CDA at Winchburgh

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site may have been subject to past coal working or is could be affected by present mine working. If the site is allocated in the development plan and if a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 No comment - this is a mixed use largely residential development that is a CDA site that should be rolled forward into the

SEPA - Water Environment

15-Feb-12 A minimum buffer strip of 12m would be required between any development and the pond and watercourse through the site and there could also be restoration opportunities.

Scottish Enterprise

13-Mar-12 This site is allocated in the adopted West Lothian Local Plan 2009 for mixed uses as part of a Core Development Area and therefore there are no specific issues that Scottish Enterprise wish to comment on.

British Airports Authority (BAA)

30-Jan-14 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.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. railway land, shale mining. Potentially contaminative industries, e.g. landfilling and quarrying, have been recorded within the vicinity of the site.

SEPA - Flooding

15-Feb-12 There is the requirement for a Flood Risk Assessment and Drainage Assessment for this site. There is a watercourse through the site running west to east and there is also Glendevon Pond.

HSE (Health and Safety Executive)

12-Mar-14 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.

The site is within the inner, middle and outer consultation zone for the SGN Transco Bonnyhill /Craigiehall-Granton (E33, E34 & E50) pipeline.

Transport Scotland

18-Feb-14 Part of Winchburgh development area. The proposed design for the new grade separated interchange on the M9 at this location is yet to be finalised, however such a large allocation would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised to identify, in discussion with Transport Scotland, what, if any, mitigation measures are required to support delivery of the allocations.

WLC Flood Risk Assessment

31-Jan-13 There is the requirement for a Flood Risk Assessment and Drainage Assessment for this site. There is a watercourse through the site running west to east and there is also Glendevon Pond.

WLC Contaminated Land

11-Feb-14 Council historical mapping shows potentially contaminative activities having been carried out on site, e.g. shale mining, railway lines, quarrying and tanks. Other potentially contaminative industries, e.g. oil works, quarries and landfilling have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to ensure land is suitable for use.

WLC NETS and Land Services

10-Feb-14 Details of requirements are set out in the approved masterplan accompanying planning application 1012/P/05. Details will come forward for related detailed applications for provision of new parks and open space and enhancement of existing parks at Timmerlyets/Millgate and Craigton Place and Community Centre Park. Management and maintenance of parks in the long term also requires to be agreed.

WLC Transportation

27-Nov-13 Access to the site will require to accord with the Core Development Area master plan. See also Transport Background Paper to the Main Issues Report (MIR) for details.

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Pateshill WTW. A Water Impact Assessment has been carried out for existing proposed developments which has identified network reinforcement which will be required to accommodate development. It has been assumed that this site is part of the existing CDA and not in addition to it.

Waste: There is limited capacity at Winchburgh WWTW. Scottish Water will continue to monitor the capacity at the point at which a growth project is required a developer will need to meet the 5 criteria. A Drainage Impact Assessment will be

WOSAS

24-Feb-14 This block forms part of the area proposed for development under the Winchburgh Masterplan. We have previously provided comments on an application for outline planning consent for a 325ha mixed-use development (planning application 1012/P/05). This compartment forms part of the area covered by this outline consent. In our response to application 1012/P/012, we advised that a condition should be attached to the outline and any subsequent detailed planning consents, requiring that the developer appoint an appropriately-qualified professional archaeological contractor to undertake a programme of fieldwork in advance of development, the first stage of which should be a programme of evaluation trenching designed to determine whether significant sub-surface archaeological deposits were present.

To date, two sub-blocks of compartment GS has been subject to evaluation of this type, these being Block K and the SUDS area. However, the remainder of the compartment has not yet been evaluated, and we would still recommend that this would need to take place as and when specific blocks are brought forward for development. It is also the case that compartment GS is located close to two scheduled monuments, these being Faucheldean Bing and the Union Canal. In addition to the potential for development in this area to have a direct effect on sub-surface deposits within the plot itself, therefore, some consideration would also need to be given to the effect of the proposal on the setting of these sites.

1271 Myreside (MS) CDA

Winchburgh CDA

LP Ref / UCS Ref	MS	/	Audit	MS		
EOI no				Consult Position	Preferred	
Category	Auditable-Local Plan			Consult Update	16-Apr-14	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Greenfield		Conclusion Date	16-Apr-14	
WINCHBURGH						

Myreside
CDA-MS

PREFERRED

The site is part of the Myreside core development area allocation. Development within such areas is supported by the development strategy of the Strategic Development Plan.

The proposal is supported as infill development within the settlement envelope.

The site is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. Planning permission has been granted and 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

List of Consultations and Dates **Current Status** **Proposed Use**

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

WLC Flood Risk Assessment

31-Jan-13 A Flood Risk Assessment and a Drainage Impact Assessment are required for this site. Majority of site within Flood Map so development will likely be heavily constrained due to flood risk. Would have recommended removal if no planning consent had been given.

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

NHS - Lothian

19-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.

Winchburgh - Existing facility : Winchburgh Medical Practice

There is no additional capacity at the present time but once the recently approved development of the CDA at Winchburgh

WLC Economic Property Development

15-Jun-12 No comments - the site is for mixed use development, predominantly housing.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. railway lines. Potentially contaminative industries, e.g. quarrying, has been recorded within the vicinity of the site.

Transport Scotland

18-Feb-14 Part of Winchburgh development area. The proposed design for the new grade separated interchange on the M9 at this location is yet to be finalised, however such a large allocation would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised to identify, in discussion with Transport Scotland, what, if any, mitigation measures are required to support delivery of the allocations.

SEPA - Water Environment

15-Feb-12 There is likely to be the requirement for a buffer strip to be agreed with SEPA and there may be some restoration

WLC Transportation

27-Nov-13 Access to the site will require to accord with the Core Development Area master plan. See also Transport Background Paper to the Main Issues Report (MIR) for details.

SEPA - Flooding

15-Feb-12 Information provided from the council states that a Flood Risk Assessment and a Drainage Impact Assessment are required. SEPA are not aware of being consulted regarding this site and outline planning has been approved. Majority of site within Flood Map so development will likely be heavily constrained due to flood risk. Would have recommended removal if no planning consent had been given. The site also contains the Swine Burn that runs east to west through the site and there is also a watercourse north to south and a large water body to the west of the site.

HSE (Health and Safety Executive)

12-Mar-14 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.

The site is within the inner, middle and outer consultation zone for the SGN Transco Bonnyhill /Craigiehall-Granton (E33, E34 & E50) pipeline.

WOSAS

24-Feb-14 This block forms part of the area proposed for development under the Winchburgh Masterplan. We have previously provided comments on an application for outline planning consent for a 325ha mixed-use development (planning application 1012/P/05). This compartment forms part of the area covered by this outline consent. In our response to application 1012/P/012, we advised that a condition should be attached to the outline and any subsequent detailed planning consents, requiring that the developer appoint an appropriately-qualified professional archaeological contractor to undertake a programme of fieldwork in advance of development, the first stage of which should be a programme of evaluation trenching designed to determine whether significant sub-surface archaeological deposits were present.

To date, one sub-block of compartment GS has been subject to evaluation of this type, this being block AA. This process confirmed the presence of a substantial oval double-ditched enclosure. Although identified previously as a crop-mark on aerial photographs, the presence of this feature was initially confirmed by a programme of archaeological work in advance of the development, and was then fully excavated in advance of its being removed by construction activity. While this excavation will have removed all physical remains of this feature, it remains the case that the previous evaluation only covered a section of compartment MS – ground at both the northern and southern end of the plot was not considered, as it did not fall within block AA. As a result, we would still recommend that this would need to take place as and when specific blocks are brought forward for development.

WLC Contaminated Land

11-Feb-14 Council historical mapping shows potentially contaminative activities having been carried out on site, e.g. railway lines and railway station. Other potentially contaminative industries, e.g. brick works and quarries have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to ensure land is suitable for use.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a mixed use Core Development Area sites in the adopted West Lothian Local Plan 2009.

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Pateshill WTW. A Water Impact Assessment has been carried out for existing proposed developments which has identified network reinforcement which will be required to accommodate development. It has been assumed that this site is part of the existing CDA and not in addition to it.

Waste: There is limited capacity at Winchburgh WWTW. Scottish Water will continue to monitor the capacity at the point at which a growth project is required a developer will need to meet the 5 criteria. A Drainage Impact Assessment will be

1272 Niddry Mains North (NN) CDA

Winchburgh CDA

LP Ref / UCS Ref	NN	/	Audit	NN		
EOI no				Consult Position	Preferred	
Category	Auditable-Constrained			Consult Update	16-Apr-14	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Greenfield		Conclusion Date	16-Apr-14	
WINCHBURGH						

Niddry Mains (North)
CDA-NN

PREFERRED

The site is part of the Niddry Mains North core development area allocation. Development within such areas is supported by the development strategy of the Strategic Development Plan.

The proposal is supported as infill development within the settlement envelope.

The site is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. Planning permission has been granted and 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

List of Consultations and Dates **Current Status** **Proposed Use**

NHS - Lothian

19-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.

Winchburgh - Existing facility : Winchburgh Medical Practice

There is no additional capacity at the present time but once the recently approved development of the CDA at Winchburgh

WLC Waste Management

12-Jul-12 WLC Waste Services would wish to make it clear at this stage that any significant increase in housing 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 recycling increasing also. 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 that Waste Services might operate at that time. It is noted however that this particular site is allocated

Coal Authority

26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

SNH

18-Mar-13 No comments made.

WLC Economic Property Development

15-Jun-12 No comments - the site is for mixed use development, predominantly housing.

WLC Contaminated Land

11-Feb-14 Council historical mapping shows potentially contaminative activities having been carried out on site, e.g. agriculture activities. Other potentially contaminative industries, e.g. brick works and quarries have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to

WLC Flood Risk Assessment

07-May-13 There is the requirement for a Flood Risk Assessment and Drainage Assessment for this site.

SEPA - Water Environment

15-Feb-12 There is no requirement for a buffer strip and there are no water resilient measures required.

WOSAS

24-Feb-14 This block forms part of the area proposed for development under the Winchburgh Masterplan. We have previously provided comments on an application for outline planning consent for a 325ha mixed-use development (planning application 1012/P/05). This compartment forms part of the area covered by this outline consent. In our response to application 1012/P/012, we advised that a condition should be attached to the outline and any subsequent detailed planning consents, requiring that the developer appoint an appropriately-qualified professional archaeological contractor to undertake a programme of fieldwork in advance of development, the first stage of which should be a programme of evaluation trenching designed to determine whether significant sub-surface archaeological deposits were present.

To date, none of this compartment has been subject to evaluation, but it is likely that we would recommend that this should take place when specific blocks within it are brought forward for development. The potential for this block to produce buried deposits associated with previous phases of occupation is enhanced by its proximity to the site of substantial oval double-ditched enclosure, present in the field to the west of Niddry Mains. Although identified previously as a crop-mark on aerial photographs, this feature was confirmed by a programme of archaeological work in advance of the development of Winchburgh Masterplan Block AA.

HSE (Health and Safety Executive)

12-Mar-14 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.

The site is within the inner, middle and outer consultation zone for the SGN Transco Bonnyhill /Craigiehall-Granton (E33, E34 & E50) pipeline.

SEPA - Flooding

15-Feb-12 There is the requirement for a Flood Risk Assessment and Drainage Assessment for this site.

WLC NETS and Land Services

10-Feb-14 Details of requirements are set out in the approved masterplan accompanying planning application 1012/P/05. Details will come forward for related detailed applications for provision of new parks and open space and enhancement of existing parks at Timmerlyets/Millgate and Craigton Place and Community Centre Park. Management and maintenance of parks in the long term also requires to be agreed.

WLC Transportation

27-Nov-13 Access to the site will require to accord with the Core Development Area master plan. See also Transport Background Paper to the Main Issues Report (MIR) for details.

WLC Contaminated Land

02-May-13 Potentially contaminative activities have been carried out on site, e.g. railway lines and quarrying. These activities have also been recorded within the vicinity of the site.

Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a mixed use Core Development Area sites in the adopted West Lothian Local Plan 2009.

Transport Scotland

18-Feb-14 Part of Winchburgh development area. The proposed design for the new grade separated interchange on the M9 at this location is yet to be finalised, however such a large allocation would significantly impact upon this proposed Junction and Junction 1 at Newbridge. The potential impact of such allocations would require to be appraised to identify, in discussion with Transport Scotland, what, if any, mitigation measures are required to support delivery of the allocations.

1273 Niddry Mains South (NS) CDA

Winchburgh CDA

LP Ref / UCS Ref	NS	/	Audit	NS		
EOI no				Consult Position	Preferred	
Category	Auditable-Constrained			Consult Update	16-Apr-14	
Planning Officer			Prime Quality Agricultural Land	Yes	Class Description	3.1
Conclusions	Brown/Gree	Greenfield	Conclusion Date		16-Apr-14	
WINCHBURGH						

Niddry Mains (South)
CDA-NS

PREFERRED

The site is part of the Niddry Mains (South) core development area allocation. Development within such areas is supported by the development strategy of the Strategic Development Plan.

The proposal is supported as infill development within the settlement envelope.

The site is allocated for development in the West Lothian Local Plan and contributes towards the established housing land supply for West Lothian. Planning permission has been granted and 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

List of Consultations and Dates **Current Status** **Proposed Use**

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26-Feb-13 The site is within a 'Coal Resource Area' as identified by the Coal Authority and may have been subject to past coal working. If the site is allocated in the development plan and a planning application is submitted, the developer would have to undertake a detailed desk top assessment of such coal workings in consultation with the Coal Authority.

WLC Economic Property Development

15-Jun-12 No comments - the site is for mixed use development, predominantly housing.

SEPA - Flooding

15-Feb-12 There is the requirement for a Flood Risk Assessment and Drainage Assessment for this site.

12 August 2014

Sorted by Town then Local Plan Reference then ID

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SEPA - Water Environment

15-Feb-12 There is no requirement for a buffer strip and there are no restoration opportunities.

WLC Flood Risk Assessment

31-Jan-13 There is the requirement for a Flood Risk Assessment and Drainage Assessment for this site.

Scottish Water

25-Feb-14 Water: There is sufficient capacity at Pateshill WTW. A Water Impact Assessment has been carried out for existing proposed developments which has identified network reinforcement which will be required to accommodate development. It has been assumed that this site is part of the existing CDA and not in addition to it.

Waste: There is limited capacity at Winchburgh WWTW. Scottish Water will continue to monitor the capacity at the point at which a growth project is required a developer will need to meet the 5 criteria. A Drainage Impact Assessment will be

WLC Transportation

27-Nov-13 Access to the site will require to accord with the Core Development Area master plan. See also Transport Background Paper to the Main Issues Report (MIR) for details.

WLC NETS and Land Services

10-Feb-14 Details of requirements are set out in the approved masterplan accompanying planning application 1012/P/05. Details will come forward for related detailed applications for provision of new parks and open space and enhancement of existing parks at Timmerlyets/Millgate and Craigton Place and Community Centre Park. Management and maintenance of parks in the long term also requires to be agreed.

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Scottish Enterprise

13-Mar-12 No specific issues or concerns as this site is allocated as a mixed use Core Development Area sites in the adopted West Lothian Local Plan 2009.

WLC Contaminated Land

11-Feb-14 Council historical mapping shows potentially contaminative activities having been carried out on site, e.g. agriculture activities. Other potentially contaminative industries, e.g. brick works and quarries have operated within the vicinity of the site. Please note the council does not hold exhaustive historical records and it remains the responsibility of the developer to

British Airports Authority (BAA)

30-Jan-14 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.

WOSAS

24-Feb-14

This block forms part of the area proposed for development under the Winchburgh Masterplan. We have previously provided comments on an application for outline planning consent for a 325ha mixed-use development (planning application 1012/P/05). This compartment forms part of the area covered by this outline consent. In our response to application 1012/P/012, we advised that a condition should be attached to the outline and any subsequent detailed planning consents, requiring that the developer appoint an appropriately-qualified professional archaeological contractor to undertake a programme of fieldwork in advance of development, the first stage of which should be a programme of evaluation trenching designed to determine whether significant sub-surface archaeological deposits were present.

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