

EOI - 0169

Since looking through the updates regarding the West Lothian Local Development Plan and in particular the assessment made by Council representatives regarding the above referenced site as "not preferred", I would comment further as follows:

"Obviously the assessment was undertaken without the necessary available information and as such is misinformed and has no basis in the process going forward.

The above site was submitted for consideration before any meetings or discussions had taken place with the planning department and before any consultations or in-depth reports/surveys had been commissioned. Over the last few months these have taken place and interested stakeholders have been able to discuss the potential development of the site with appropriate local authority officers and external agencies together with the commissioning of appropriate reports in order to guide and assist in the decision making process.

Meetings have taken place with all the relevant West Lothian Council department heads, SEPA, Scottish Water & Forestry Commission. Reports available are Flood Risk Assessment, Site Check, Topography and Arboretum Survey.

Based on the accurate information now assimilated, it is the intention to apply for full Planning Permission to support one home and mixed use business. The site is approximately 5 acres in size with the land to be utilised in the following way: On one acre of land there will be a 4 bedroom house & double garage/store, tearoom and 2 x 1 bed self catering apartments (supporting and providing an additional facility for the local community, country park visitors and tourists). On the remainder of the site (4 acres) the area will support the planting of non-needle drop Christmas Trees; which is a sustainable, environmentally friendly business also able to provide a wildlife habitat during the long planting season until harvest and the area replanted. A full business plan in support of this application will be submitted."

It is my intention to submit a full planning application early 2015.

I trust these comments will now enable West Lothian Council Planning Department representatives to reach a qualified and empathetic decision.

If you require any further information, please do not hesitate to contact me on any of the telephone numbers below.

Kind Regards

[Redacted]

Telephone Number:

[Redacted]

Mobile:

[Redacted]