

WLC REF: MIRQ0067

WEST LOTHIAN LOCAL DEVELOPMENT PLAN

CALL FOR SITES –REPRESENTATIONS LAND NORTH OF HARTHILL ROAD, FAULDHOUSE

REF: LATE – 0005 – BENTHEAD DEVELOPMENTS LTD

We write in relation to the Council's latest consultation period in relation to the West Lothian Development Plan. We have previously submitted representations to the Local Development Plan relating to the entire area of land lying north of Harthill Road and extending to around 19 Acres. We submitted a master plan with the previous representations made on behalf of our client.

We have now had the benefit of receiving feedback from the Council's Planning Department as to the planning merits of the Benthead site as a candidate site for inclusion within the Local Development Plan and note that , the scale of development proposed does not accord with the Council's preferred strategy and therefore the site is "not preferred" for inclusion within the local plan at this stage.

Consultation responses on the larger Benthead site do not suggest any significant obstacles to development in planning terms. Significantly, however, the conclusion is presented at page 183-185 of the MIR/Local Plan consultation summary that, "subject to ground condition, road and access and education being acceptable, there may be scope for some of the land to be allocated for a plotted or small scale development". The Council's Economic and Property Development Department conclude that "A small local allocation may be acceptable as long as it does not compromise overall local objectives."

In view of the above, and other, consultation responses we wish to amend the previous representations made on behalf of our client to promote a "small scale" development. An illustrative layout is attached to this submission which has been prepared by our clients architect which shows a development of up to 13 individual house plots. We consider that a development of this scale has a number of planning advantages, as follows;

- Providing choice in terms of small scale housing development opportunity for local developers and self builders. Government guidance to Council's on housing identification strongly advocates the provision of choice in terms of housing opportunity.
- A development of this scale will provide a softer visual introduction to the settlement of Fauldhouse.
- A development of this scale will not compromise other planning objectives of the Council in relation to housing land.

- The Benthead area currently comprises open grazing land of poor environmental quality. Small scale development will greatly improve the visual appearance of this area and allow access to the countryside.

Our client previously sold land for residential development on the area which currently comprises the north boundary of Fauldhouse at this location. As can be seen from a visual inspection of this area, the architectural quality of housing developed in this area is high and we anticipate that any future development would be of a similarly high quality.

In summary, we confirm that we wish to revise our client's previous representation to now promote a small scale residential development as shown on the enclosed layout. The settlement boundary of Fauldhouse should be amended accordingly and this site allocated as a small scale development opportunity in the Local Development Plan. There are no obstacles to development in terms of roads access or ground conditions. The planning conclusion presented in consultation responses is that small scale development for house plots could be acceptable. We agree with that conclusion and request that Benthead be included in the final Local Development Plan as an appropriate development opportunity.

DPD Planning Consultants
7 October 2014