

**West Lothian Local Development Plan**

**Main Issues Report – October 2014**

**Representation of behalf of Asda Stores Limited**

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As the Council will be aware, planning permission was granted in November 2011 for a new Asda store at Armadale and the store opened in September 2012. The site lies within the wider development of Southdale, one of the Core Development Areas, which has planning permission in principle for a mixed use development including retail and commercial uses, employment land and 1000 residential units. The developments are all at various stages with the public house and restaurant due to be on site soon.

The proposals map forming part of the existing Local Plan acknowledges the site's role in the wider regeneration of the area through its allocation as a Core Development Area which reflects the large amount of housing expansion proposed in the area. The MIR proposes to maintain this allocation for the wider area, which is supported, but does not take cognisance of the Asda and other developments which have now taken place or are about to.

ASDA is therefore disappointed to note that there is no recommendation of a further allocation of the site and its immediate surrounding area as an identified centre within the retail hierarchy. The mixed use facilities are now present in the area provide a community function for this growth area and will support the large-scale proposed additional housing in this part of Armadale.

The role of the new Asda store at Armadale and the additional facilities such as the nursery, the Arnold Clark garage, the public house and restaurant, and the proposed primary school point towards this area having a role as a focus for community activity. The surrounding area is one characterised by significant additional growth through the housing proposals and the new school. The area therefore needs a community hub which will serve the day to day needs of the community. The existing Asda store and the additional uses, together with the close proximity of the station, will provide this for the residents. As such recognition of this within the forthcoming West Lothian LDP is appropriate and its allocation as a centre, either as a Local Neighbourhood Centre or a Commercial Centre based on Figure 15 below, is recommended. This would allow the centre to have a clear position in the retail hierarchy and have a protected status within retail policy with recognition of its important contribution to the catchment population.

Figure 15 - West Lothian's Existing Retail Hierarchy

Type	Centre	Function
<b>Sub Regional Centre</b>	Almondvale, Livingston	Serves council-wide catchment and beyond as sub regional centre to the Lothians in terms of comparison and convenience shopping. Major visitor destination and includes the Civic Centre. Provides an extensive range of shops services, leisure activities and community facilities. Contains West Lothian's main bus interchange.
<b>Traditional Town Centres</b>	Armadale, Bathgate, Broxburn Linlithgow and Whitburn	Serves the larger towns in terms of main food shopping, limited comparison shopping and services. Provides a reasonable range of local shops, services and community facilities.
<b>Local Neighbourhood Centres</b>	Blackburn, Boghall, East Calder, Fauldhouse, Livingston (Carmondean, Deans, Dedridge, Murieston, Murieston South, Craigshill, Howden, Ladywell Knightsridge), Mid Calder, Uphall and West Calder, NOTE further local neighbourhood centres will be provided in major new housing developments and identified in master plans i.e. Heartlands, Whitburn and the CDAs.	Serve the smaller towns, villages and suburbs of larger towns in terms of top-up shopping and limited local services.  In larger catchments may be anchored by larger retail store serving proportion of main shopping needs.
<b>Commercial Centres</b>	Linlithgow Bridge Retail Park	Provides out-of-centre focus for household shopping and leisure complementary to Linlithgow Town Centre.

Figure 16 - Proposed New Town Centres and Local Centres

<b>Proposed Town Centres</b>	Winchburgh	Proposed as part of CDA approved master plan.
<b>Proposed Local Centres</b>	Livingston Village	Proposed to reflect existing development