

HolderPlanning

Town Planning and Development Consultants

Development Planning
West Lothian Council
County Buildings
High Street
Linlithgow
EH49 7EZ

15th October 2014

Our ref: BLAC/001
Your ref: WLLDP - MIR

Dear Sir,

**WEST LOTHIAN LOCAL DEVELOPMENT PLAN – MAIN ISSUES REPORT
SUBMISSION ON BEHALF OF OVERTON FARM DEVELOPMENTS LTD
LAND TO THE NORTH AND EAST OF EAST MAINS INDUSTRIAL ESTATE**

The following representations are made on behalf of Overton Farm Developments Ltd in response to the Main Issues Report consultation.

This representation relates to land to the north and east of East Mains Industrial Estate, Broxburn. The site extends to 38.6 hectares and is identified within the adopted West Lothian Local Plan as a Mixed Use Area within the Winchburgh & East Broxburn Core Development Area

Overton Farm Developments Ltd notes that the Main Issues Report proposes to carry forward the existing Local Plan allocation into the new Local Development Plan. The site is specifically referred to within the list of Core Development Area Development Proposals (Site Ref: CDA WW / EOI-0138g) as having a development capacity of 690 houses.

Whilst fully supportive of the site's continued allocation within the emerging Local Development Plan, Overton Farm Developments Ltd objects to the indicative development capacity of 690 houses presented by the Main Issues Report.

As you will be aware, Overton Farm Developments Ltd has had a planning application lodged with West Lothian Council since July 2010 which seeks Planning Permission in Principle for a mixed used development on the site (App Ref: 0485/P/10).

The overall development proposal makes provision for 826 homes, and has been the subject of a full technical and environmental assessment – details of which are contained within the case file on the Council's on-line planning application records.

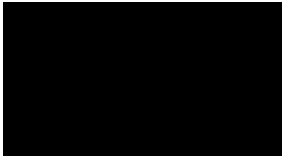
Our analysis of the Main Issues Report in terms of Housing Land & Supply matters indicates that there do not appear to be a sufficient number of 'Preferred Sites' for housing identified to meet the Housing Supply Target in the two periods identified by SESplan i.e. 2009 – 2019 and 2019 – 2024. Furthermore, the plan will fail to maintain a five years' effective land supply at any time.

Accordingly, additional housing land provision is required to reflect the terms and requirements of SESplan and Scottish Planning Policy.

In light of the above, Overton Farm Developments Ltd considers there to be a clear justification and context for the development capacity of the site to be increased within the Proposed Local Development Plan, to reflect the terms of the current application for Planning Permission in Principle i.e. 826 units.

We trust that the terms of this representation are clear and would be happy to discuss any aspect in greater detail with West Lothian Council.

Yours faithfully,



Callum Fraser
Director

HolderPlanning

enc: Site Location Plan



Client: Overton Farm Developments Limited
Project: Broxburn
Title: Site boundary plan
Date: March 2010
Scale: 1:7500 at A4

TURLEYASSOCIATES

2 Multrees Walk
Edinburgh
EH1 3DQ
T: 0131 557 1099
F: 0131 557 1199