

HolderPlanning

Town Planning and Development Consultants

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

15th October 2014

Our ref: TAYL/011
Your ref: WLLDP - MIR

Dear Sir,

**WEST LOTHIAN LOCAL DEVELOPMENT PLAN – MAIN ISSUES REPORT
SUBMISSION ON BEHALF OF TAYLOR WIMPEY – EASTOUN FARM, BATHGATE**

Please find enclosed representations made on behalf of Taylor Wimpey in response to the Main Issues Report consultation.

The representations relate to land at Eastoun Farm, Bathgate and seek the site's allocation for housing development within the Proposed Local Development Plan. The following documents have been provided:

- Development Framework (OPEN - October 2014)
- Housing Land & Supply Assessment (HolderPlanning – October 2014)
- Transport & Access Appraisal (Transport Planning – September 2014)

Eastoun Farm was not previously brought to the attention of the Council during the 'Expression of Interest' exercise undertaken in 2011.

Our submission on Housing Land & Supply indicates that there do not appear to be a sufficient number of 'Preferred Sites' for housing identified within the Main Issues Report 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, a substantial number of additional effective housing sites need to be allocated to reflect the terms and requirements of SESplan and Scottish Planning Policy.

The accompanying Development Framework and Transport & Access Appraisal, demonstrate Eastoun Farm's suitability for housing development. The proposed site is effective, offering capacity for around 140 new homes set within an attractive location and offering good landscape fit and potential to create robust and defensible boundaries. The site is accessible by

a range of transport modes and located within walking distance of local services. Overall, Development of the site would represent a sustainable and natural extension to the existing settlement.

Taylor Wimpey notes the terms of the questions posed by the Main Issues Report. Of particular relevance to this submission are the following:

Question 15 Do you agree with the Preferred Strategy for Housing Growth in West Lothian?

Question 18 Do you have another alternative strategy?

Question 19 How can the council maintain an effective five year housing land supply given the current economic climate?

The combined terms of our submission effectively provide Taylor Wimpey's responses to the above questions, however these can be summarised as follows

Question 15

Taylor Wimpey does not agree with the Preferred Strategy for Housing Growth in West Lothian. Whilst the broad intention of providing circa 15% additional houses over and above the base supply is noted, for the reasons presented within our Housing Land and Supply Paper the Preferred Strategy fails to address the requirements of SESplan and Scottish Planning Policy both in terms of meeting the partitioned Housing Supply Target and ensuring the maintenance of an effective five years' housing land supply.

As a result, there is a pressing need to revisit and increase the number of 'new' housing sites for which allocations are required.

Question 18

Taylor Wimpey does not propose an alternative strategy to that proposed by the Main Issues Report. Rather, the existing preferred strategy needs to be reconsidered and amended to include a substantial number of additional effective housing sites to ensure the requirements of SESplan and Scottish Planning Policy are appropriately addressed.

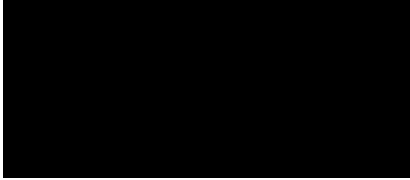
Question 19

In order to maintain an effective five year housing land supply the Council needs to review its current over-reliance on the delivery of housing from known 'constrained' sites. Additional, effective, housing sites will be required if an effective five year housing land supply is to be maintained.

In light of the above, Taylor Wimpey considers there to be a clear justification and context for the identification of Eastoun Farm as a 'Preferred New' housing sites within the Proposed Local Development Plan.

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 sincerely,



Callum Fraser
Director

HolderPlanning

West Lothian Local Development Plan Main Issues Report

On behalf of

Taylor Wimpey
Eastoun Farm, Bathgate

HOUSING SUPPLY AND DEMAND

16th October 2014

Holder Planning

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1. Introduction

- 1.1 This report considers issues relating to housing supply and demand and the adequacy of the West Lothian LDP Main Issues Report in addressing the requirements of SESplan, its related Supplementary Guidance and Scottish Planning Policy.
- 1.2 As described below, the content of the MIR is not consistent with any of these, and therefore should not be progressed in its current form.

2. SESplan and Supplementary Guidance (SG)

- 2.1 SESplan is the Strategic Development Plan (SDP), which was approved in 2013. Policy 5 (Housing Land) explains that for the period from 2009 up to 2024, there is a requirement for sufficient housing land to be allocated so as to enable 107,545 houses to be built in the SESplan area. Moreover, it indicates that the requirement for the period 2009 to 2019 is for 74,835 houses. It then goes on to say that:

“Supplementary Guidance will be prepared to provide detailed further information for Local Development Plans as to how much of that requirement should be met in each of those six areas, both in the period 2009 – 2019 and in the period 2019 to 2024”

- 2.2 In contradiction of this, analysis of MIR and supporting background paper on Housing indicates that West Lothian Council has effectively brought together the requirements for 2009 – 2019 and 2019 – 2024 into a single requirement of 18,010 for 2009 – 2024. A similar approach has recently also been adopted by City of Edinburgh Council within Proposed LDP2.
 - 2.3 There is no basis to combine the two periods in this manner and, on this basis alone, the MIR is not consistent with SESplan Policy 5, the text of which was introduced by way of a modification by the Scottish Ministers to ensure that housing need and demand was met within the appropriate timescales.
 - 2.4 The MIR and Housing Background Paper misinterpret SESplan Policy 5. The two partitions identified in SESplan Policy 5 relate to meeting the housing requirement in those two periods, as identified in the Housing Need and Demand Assessment.
 - 2.5 Moreover, as explained below, the bringing together of these requirements has the effect of constraining the delivery of housing by not providing enough land in the first period to allow the housing requirement to be met.
 - 2.6 Table 3.1 of the Supplementary Guidance identifies West Lothian’s housing requirement as 11,420 for 2009 – 2019 and 6,590 for 2019 – 2024. In accordance with SESplan Policy 5, sufficient housing land needs to be allocated within the West Lothian LDP to enable these numbers of houses to be built in each period. As explained in detail below, the MIR is deficient in this regard.
 - 2.7 It is notable that the Scottish Government and an Appeal Reporter have recently addressed this matter of interpretation.
-

2.8 Firstly, the Scottish Government involved themselves in the context of the Supplementary Guidance. In this regard it was notable that the SESplan Authority's Proposed SG contained the following sentence in paragraph 3.13.

“Member authorities will base their calculation of the five year land supply on the period 2009 – 2024, taking into consideration housing completions”

2.9 On the 18 June, the Scottish Ministers issued a direction requiring this sentence to be deleted the final sentence of their letter stating:

“While it may be considered to provide useful further information or detail, the inclusion of this also gives rise to a potential inconsistency between SESplan itself and the supplementary guidance. Ministers therefore consider that to avoid such inconsistency, to ensure compliance with the legislation and to avoid potential further delays in the process, that the relevant sentence be removed.”

2.10 The SG has now been approved with this modification.

2.11 Secondly, a recent appeal decision (PPA-230-2124) on a proposal for housing in Ratho reached the following conclusion in respect to interpretation of SESplan Policy 5:

“Paragraph 24 -I agree with the appellant about the basis for calculating the annual average and thus the 5 year requirement. Policy 5 of SESplan clearly states in the last sentence of the first paragraph that the requirement for each council area should be met for each of the two periods. To roll them together, resulting in a much lower average requirement for the first period, would be contrary to this intention.”

2.12 SESplan Policy 6 (Housing Land Flexibility) requires West Lothian Council to maintain a five year land supply at all times and that the scale of this supply shall derive from the housing requirement identified through the SG.

2.13 SESplan Policy 7 (Maintaining a Five Year Land Supply) indicates that sites for greenfield housing development proposals either within or outwith the identified SDAs may be allocated in LDPs to maintain a 5-year housing land supply. The SDAs are identified in Policy 1A of SESplan and development principles are identified in Policy 1B. West Lothian is identified as a single SDA.

2.14 Thus, the combination SESplan policies referred to above requires land to be allocated in the West Lothian LDP sufficient to allow enough houses to be built to meet the housing requirements identified in Table 3.1 of the Supplementary Guidance. Below we explain why the MIR does not comply with this requirement.

3. West Lothian Local Development Plan: Main Issues Report (August 2014)

3.1 Paragraphs 3.37 – 3.47 of the MIR identify the above noted SESplan policies and their terms, before presenting the housing requirements of the SESplan Supplementary Guidance within Figure 11. Figure 11 correctly identifies West Lothian’s partitioned housing requirements i.e. 11,420 homes in the period 2009 – 2019 and 6,590 homes in the period 2019 – 2024. Paragraph 3.48 then states

“The housing land requirement set out in Figure 11 will require to be translated into site allocations in the LDP”

3.2 If this were the case, then we would have no objection. However, the information contained within the MIR and associated Appendices is not sufficient to verify this statement and, based upon our own analysis, we conclude that the List of Preferred Housing Site (Appendix 3) would fail to meet this objective.

3.3 The remainder of paragraph 3.48 – 3.50 provides brief commentary on West Lothian’s established housing supply, concluding that *“much of the housing requirements over the LDP plan period will therefore already be met through land allocations made in the West Lothian Local Plan”*. Paragraph 3.51 sets out the intention to allocate a number of new sites to *“augment the supply”* and *“ensure that a wider choice of housing is available, that a generous supply of housing land is provided and an effective five years housing land supply can be made available at all times”*. Appendices 1-4 set out the preferred housing allocations and suggested alternative sites, together with proposed phasing.

3.4 Paragraph 3.52 identifies the requirements of Scottish Planning Policy (SPP) that local authorities provide a generous housing land supply to meet housing needs across all tenures and to maintain at all times a five year effective supply of housing. Also the need to allocate land on a range of sites which are effective or capable of becoming effective to meet the housing land requirement up to year 10 from the predicted year of plan adoption, ensuring a minimum of 5 years effective land supply at all times.

3.5 The MIR notes at paragraph 3.53 that *“to achieve a five year effective supply at all times may result in more sites being required to be identified in the LDP for development”*. Further, at paragraph 3.54 the MIR acknowledges that there may be a need to exceed the allocations currently set out in the SDP in order to achieve a sufficiently generous housing land supply and provide an effective five year supply at all times across the plan period.

3.6 Paragraphs 3.55 – 3.62 set out three scenarios to provide for housing requirements. ‘Scenario 3’ is recommended as the preferred option. Scenario 3 states:

Provide for a total of 26,347 houses which represents 3,500 houses above the base supply

3.7 It is notable that the Council’s base supply figure of 22,847 units contains 8,566 units which are identified as being ‘constrained’ – equating to 37% of base supply.

3.8 As noted, neither the MIR or the Housing Background Paper contain sufficient information to determine how the LDP will allocate sufficient land capable of becoming effective and delivering

the scale of housing requirements for the periods 2009-2019 and 2019-2024 as identified by SESplan Supplementary Guidance.

3.9 Whilst Appendix 3 does contain a List of Preferred Housing Sites and Proposed Phasing this fails to take realistic account of delivery timescales, notably with respect to the 'new' housing sites. Given that the LDP is not scheduled for adoption until 2016, we can reasonably assume that little or no development will take place on these sites until 2017 at the earliest.

3.10 Neither does Appendix 3 appear to take appropriate account of the 'constrained' nature of many of the sites – 70 of which have been included within Appendix 3 and identified as producing outputs during the periods 2009-2019 and 2019-2024. It is crucial that this source of housing supply is underpinned by a robust explanation, supported by those that control the delivery of those sites. Otherwise they should not be counted. At present, therefore, there is significant uncertainty as to what assumption, if any, should be made for housing delivery from constrained sites.

3.11 In an attempt to address these key matters, we have undertaken our own assessment of Housing Land Needed to be provided for by the LDP. This is presented in the table on the following page:

Table 1- Housing Land Needed

Setting the LDP Housing Land Supply Target	2009-2019	2019-2024	2009-2024
(1) Housing Land Requirement	11,420	6,590	18,010
(2) + 15% to ensure a generous supply	1,713	989	2,702
(3) LDP Housing Land Supply Target	13,133	7,579	20,712
Meeting the LDP Housing Land Supply			
(4) Effective Supply 2013-2019	4,336	3,227	7,563
(5) Constrained Sites coming forward	0	0	0
(6) Housing Completions 2009-2013	1,825	0	1,825
(7) Windfall	480	400	880
(8) Demolitions	-568	-100	-668
(9) Total Supply from Existing Sources	6,073	3,527	9,600
(10) LDP Housing Land Supply Target	13,133	7,579	20,712
(11) Total Supply from Existing Sources	6,073	3,527	9,600
(12) House building Target to be met through new LDP allocations	7,060	4,052	11,112
New LDP Allocations			
(13) Estimate of Total Housing Units on New LDP Allocations	912	2281	3,193
(14) Shortfall/Surplus	6,148 Shortfall	1,771 Shortfall	7,919 Shortfall

- 3.12 Table 1 disaggregates the Housing Requirement into the two periods specified in SESplan Policy 5 and the Supplementary Guidance i.e. 2009 – 2019 and 2019 – 2024.
- 3.13 Working down the table, it is straight forward to identify the starting point which is the housing requirement +15% for each of the periods (Line 3). Paragraph 116 of Scottish Planning Policy, states:
- “Within the overall housing target, plans should indicate the number of new homes to be built over the plan period. This figure should be increased by a margin of 10 to 20% to establish the housing land requirement, in order to ensure that a generous supply of housing is provided. The exact extent of the margin will depend on local circumstances, but a robust explanation for it should be provided in the plan”.*
- 3.14 We have therefore adopted a generosity margin figure of 15% for current purposes.
- 3.15 The second part of the table deals with the existing potential sources of housing supply. The first component of this is the effective supply. The figure for 2009-2019 has been calculated from Housing Land Audit 2013 and excludes the ‘new’ sites within the MIR. The figure for 2019-2024 reflects the information contained with the SESplan SG Technical Note and MIR Housing Background Paper (Line 4). Clearly, this figure requires to be updated but unfortunately the Council MIR documentation does not do this.
- 3.16 Line 5 contains an estimate for the delivery of constrained sites. Given that the MIR and Housing Background Paper, upon our analysis, does not provide a robust explanation, supported by those that control the delivery of those sites, regarding likely development output we have concluded that constrained sites should not be counted on within Table 1.
- 3.17 Line 6 identifies total completions for the period 2009-2013 sourced directly from the Housing Background Paper which takes account of Housing Land Audit 2013.
- 3.18 Line 7 contains an assumption for the delivery of Windfall sites, but this is not justified by any evidence as required SESplan Policy 5. Notwithstanding this position we have utilised the Council’s figure of 880 homes from windfall sources during the period 2009 to 2024, which is the amount that was identified within the SESplan SG Technical Note)
- 3.19 Line 8 contains details of demolitions. We have taken these figures from the SESplan SG Technical Note and MIR Housing Background Paper.
- 3.20 Line 9 calculates the Total Supply from Existing Sources i.e. Effective Supply + Constrained + Windfall + Completions – Demolitions.
- 3.21 The second part of the table concludes by subtracting the existing housing supply sources from the LDP Housing Supply Targets (Line 12).
- 3.22 The third part of the table addresses the new LDP allocations. As noted, MIR Appendix 3 contains a List of Preferred Housing Sites and Proposed Phasing however this fails to take realistic account of delivery timescales with respect to the ‘new’ housing sites. Appendix 3 appears to be, very optimistically, assuming that new sites will deliver significant housing numbers in the period 2014-2019.

- 3.23 Given that the LDP is not scheduled for adoption until 2016, we can reasonably assume that little development will take place on these 'new' sites until 2017 at the earliest given the associated timescale to secure planning permission, and this assumes that planning applications relating to new sites are granted permission before the LDP is adopted.
- 3.24 Appendix 3 estimates that 3,193 units will be delivered by these new sites by 2024 – which is a 7 year period from 2017. Specifically, Appendix 3 assumes delivery of 2010 units (2014-19) and 1183 units (2019-2024). As an estimate it might therefore be reasonable to assume that 2/7 of 3,193 will be built in the period to 2019 (i.e. 912) which is the figure we have used at Line 13 in the 2009 – 2019 column. The remaining 2,281 units have been programmed across the 2019 – 2024 period. This is a rough calculation, and it is essential that the Council, in preparing the Proposed LDP, make as accurate an assessment as possible of the delivery programme of new sites.
- 3.25 Line 14 subtracts the estimate of total houses built on new LDP allocation (Line 13) from the House Building Target to be met through new LDP allocations (Line 12) to determine whether an overall shortfall or surplus exists.
- 3.26 This demonstrates that within the period 2009 – 2024 there is a significant shortfall in the number of houses that are likely to be delivered as an outcome of the MIR strategy. In the first period there is a shortfall of 6,148 homes to be precise (Line 14). Within the period 2019 – 2024, there is a shortfall of 1,771 houses. It should be noted that this shortfall in the second period is in addition to the shortfall in the first period. Therefore, overall, by the end of 2024 there will be a total deficit of 7,919 houses.

4. Conclusion

- 4.1 The MIR is not consistent with SESplan and its Supplementary Guidance, or Scottish Planning Policy in respect to meeting housing land requirements. A substantial number of additional effective housing sites need to be allocated, and various sections of the MIR need to be rewritten to properly reflect the terms and requirements of SESplan and SPP. Additional analysis is also required to substantiate the basis for assumptions on supply flexibility and housing delivery from constrained sites.



**West Lothian Local Development Plan
Main Issues Report
Potential for Development
Transport and Access Appraisal Report**

Easton Farm, Bathgate

September 2014

Prepared for:

Taylor Wimpey

Prepared by:

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1. INTRODUCTION

Background

- 1.1 Transport Planning Ltd has been appointed to advise on transport related issues associated with the potential allocation of a site for residential development at Eastoun Farm, Easton Road to the north-west of Bathgate.
- 1.2 The site is located to the northwest of Bathgate and Easton Road divides the site into two broadly equal parcels. It is roughly rectangular in shape and extends to 6.07 ha / 15 acres. Directly adjoining the western edge of Bathgate, it is bounded on the north by existing development at Jardine Place and to the east lies a consented, but as yet undeveloped, scheme for housing.



Existing development to the northern boundary

- 1.3 Development on the site will likely consist of residential dwellings.
- 1.4 The site location is illustrated in Figure 1 of Appendix A.
- 1.5 The Main Issues Report (MIR) noted when discussing “Spatial strategy considerations” that “The availability of infrastructure, strategic location, and existing facilities makes the town an attractive option for development” and in discussing “Priorities” makes the point that future interests in the town should “Address education capacity issues; improve park and playing field provision; and review settlement envelope.”
- 1.6 It can be seen then that Bathgate generally is accepted as a good location for development which is unsurprising given the scale of the town and, from a travel perspective, its own permeability and its available onward connections

Report content

- 1.7 This short report considers the potential allocation site in terms of existing accessibility. Following this introduction the remainder of the report will consider the following:
- Existing Transport Network: describes the existing transport infrastructure in and around the potential allocation site; and
 - Potential for Development on Allocation Site: provides information on the potential development area in terms of its potential links to the existing transport network and any associated transport infrastructure.

2. EXISTING TRANSPORT NETWORK

Introduction

2.1 This section of the report discusses the existing transport network surrounding the potential allocation area. In line with current best practice, the accessibility of the site has been considered using the following hierarchical approach:

- pedestrians;
- cyclists;
- public transport; and
- private car.

Pedestrians and cyclists

2.2 There are not currently any formal pedestrian routes within the site area although there are pedestrian routes close to the east of the site within the Race Road / Traprain area. These paths are typical of those found in an urban area and provide a network of connections offering onward connections towards Glasgow Road and the town centre.

2.3 A signed informal route lying to the southeast of the site also exists. This link provides connections into the Hope Park Gardens area and continues southwards to emerge on Glasgow Road.

2.4 Whilst this link is not a designated core path, core path 20 can be reached by using the northern part of Race Road and the Belvedere area.

2.5 The area around the site is home to a wide network of advisory cycle routes as contained on the Bathgate cycle map and illustrated in the extract below. A copy of the cycle map is contained in Appendix A.



Extract from Local Cycle Map (identified routes in yellow - source WLC)



Signage 'Easton Bing and Glasgow Road' to southeast of site

- 2.6 Other routes in the town are lightly trafficked and suitable for shared use with cyclists.
- 2.7 The site is likely to lie within the catchment area of Balbardie Primary School which is located on Torphichen Street some 1.75Km from the site. The existing catchment plan for Balbardie is contained in Appendix A.
- 2.8 In relation to secondary education, the site presently lies within the catchment of Armadale Academy and again a catchment plan is attached within Appendix A.
- 2.9 It is noted that within the paper “*Delivering infrastructure in West Lothian – 2014*” it is said that “*Consultation on primary school arrangements in Bathgate completed in March 2012. However, further consultation is required, particularly in relation to the large development site at Easton Road (HBg29).*” It is assumed this comment would also apply to Eastoun Farm.
- 2.10 Figure 2 contained in Appendix A illustrates the connectivity of the site.

Public transport

Bus services

- 2.11 Bus stops are located on Race Road some 5 minutes (400m) walk from the site. Service 5 calls at Race Road and this half hourly service affords connections throughout the town for shopping, employment etc.



Bus stop on Race Road

- 2.12 Glasgow Road, some 8 minutes walk to the south of the site, carries a multitude of through services connecting with *inter alia* Armadale and Livingston. These include services 12, 19, 20, 21, 21A, 29, 50, 150, X6, X14 and X20.

Rail services

- 2.13 Located some 5 – 8 minutes drive east of the site (approx. 2.3Km from the site), Bathgate railway station allows park and ride access to Edinburgh to Helensburgh via Glasgow Queen Street lower level services.

Existing road network

- 2.14 Easton Road bisects the site area. Easton Road west of Race Road is essentially a country road in character subject to a 60mph speed limit. However, its existing alignment indicates that vehicle speeds are well within this and observations in the area of the site bear this out.
- 2.15 East of the site, Easton Road continues as a residential road towards Bathgate town centre.
- 2.16 Glasgow Road, south of the site, can be reached via Race Road. Glasgow Road (A89) affords onwards connections westwards to Armadale and eastwards to Bathgate centre. The A89 also links with a wider network of strategic routes that afford connections with the central Scotland motorway network.

Summary

- 2.17 The site is well-situated in relation to the existing transport network. Foot / cycle paths are accessible in the locality and provide onward linkages to the facilities in the town.
- 2.18 Existing public transport services operate close to the site and these services combine to offer regular, frequent services to key local destinations including Armadale, Bathgate and Livingston. Rail services also lie within Bathgate.
- 2.19 Finally, the site lies within a short travel distance of the main road network, notably the M8 which provides access to the wider network of central and southern Scotland.

3. POTENTIAL FOR DEVELOPMENT ON ALLOCATION SITE

Introduction

- 3.1 This section of the report provides initial comments on potential access to the development site.

Development access

Pedestrians

- 3.2 Footway provision can be made on both sides of Eastoun Road along the development frontage. Internal links can connect with these footways.
- 3.3 Leading west, the rural nature of surrounding ground indicates that no footway provision would be made.
- 3.4 Leading east, footway can be extended using exiting road verge to connect with existing footway at the junction of Race Road with Easton Road. This link would also enable connectivity with the Easton Bing / Glasgow Road path described in section 2.



Verges to both sides here can be used to enable footway connections



This footway / footpath network can be connected with – note footpath leading left (west) towards site

- 3.5 It is noted that an existing approval for housing to the north of Easton Road / east of Easton Road is set to implement calming on the northern section of Race Road which will contribute to making the area more pedestrian friendly.

Cyclists

- 3.6 Cyclists will be able to utilise all of the new pedestrian accesses. Internally, cycle and foot links can be planned into the site layout.
- 3.7 Direct connectivity with the existing local cycle route on Easton Road can be made and it would be possible to provide off road cycling opportunities within the site to ‘shortcut’ part of Easton Road in a traffic free manner.

Public transport

- 3.8 The site is located close to established bus routes. The footway connections described above would afford connectivity with Race Road and, in turn, Glasgow Road.

Road access

- 3.9 The site is able to be accessed from Easton Road, most likely by way of simple T junction(s).
- 3.10 Sketch TP211/SK/002 contained in Appendix A indicatively illustrates two simple T junction locations provided in right/left stagger format.

- 3.11 The location of the eastmost junction is fixed by the vertical geometry of Easton Road (the junction sits at a small crest in the road) and the westmost junction location is a function of the eastern location.



View from Race Road shows the 'crest' where access can be taken

- 3.12 At present, the signed speed limit passing the site is 60mph (derestricted) but passing speeds are much lower than this owing to the bend on the road just west of the proposed access location(s).



Bend to west slows traffic

- 3.13 In any event, owing to the presence of development, provision of footway, extension of lighting etc. then the passing speed limit is likely to be lowered to 30mph as a simple extension to the existing urban limit.

4. SUMMARY AND CONCLUSIONS

Summary

- 4.1 Transport Planning Ltd was appointed to advise on transport related issues associated with the potential allocation of a site for residential development to the west of Bathgate, West Lothian.
- 4.2 The site is accessible by a range of transport modes and located within walking distance of local services.
- 4.3 The development proposal will contain opportunities to link the internal network of the site to existing pedestrian, cycle and public transport networks.
- 4.4 Vehicular access can be taken to the site from Easton Road.

Conclusion

- 4.5 This report has assessed the transport issues surrounding the proposed development and it is concluded that there are no transport / accessibility reasons why the site, which is a straightforward addition to the existing fabric of the town, should not be allocated for residential development.

APPENDIX A

Site location plan

Cycle map

School catchment plan (primary)

School catchment plan (secondary)

Accessibility plan

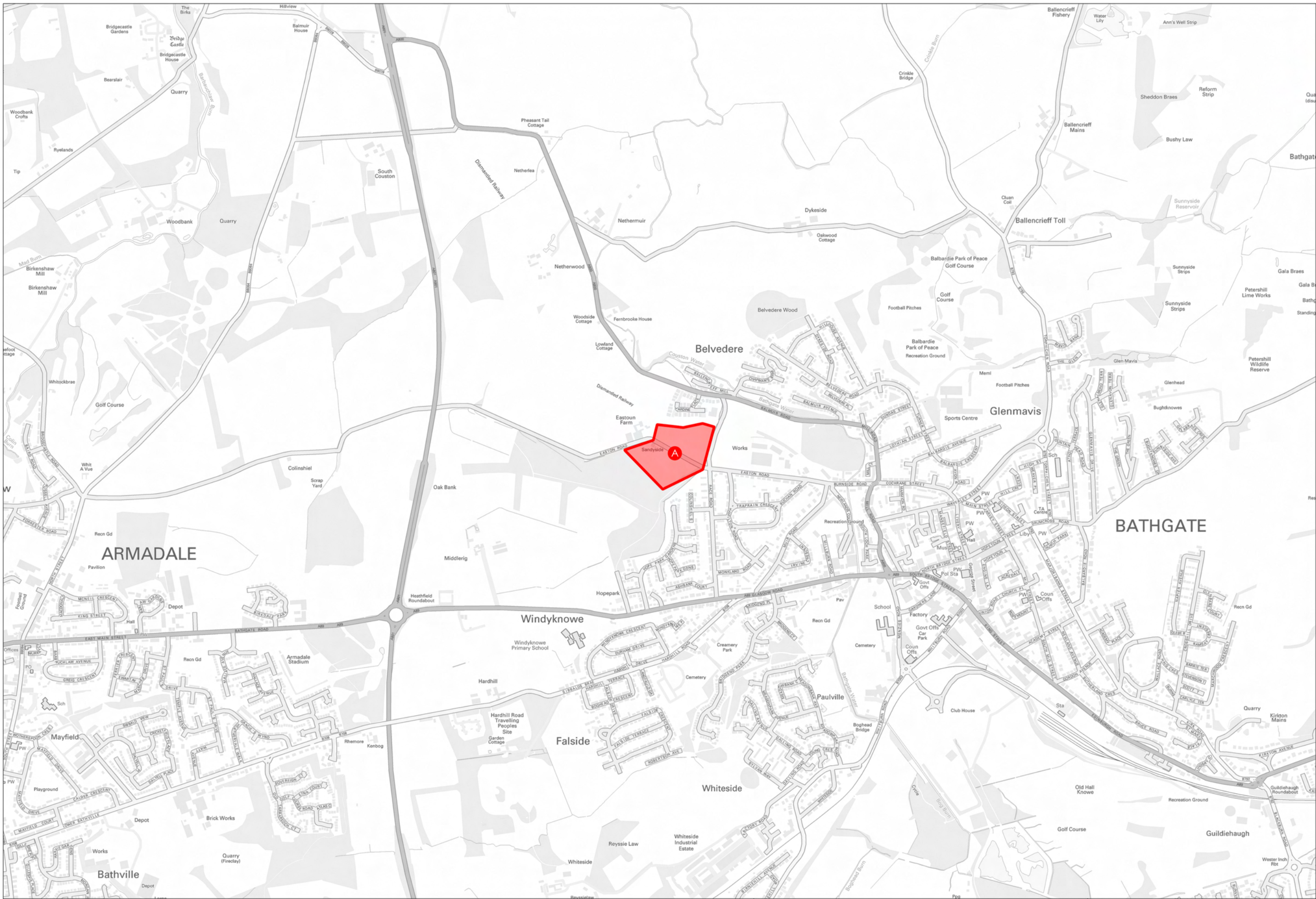
Sketch SK002

Eastoun Farm, Bathgate

Site Location Plan

Key

- A Site of Proposed Development



Eastoun Farm, Bathgate

Taylor Wimpey

Site Location Plan

Drawing Number:
SP424 Figure 1

Scale:
NTS @ A3

Drawn by:
NW

Date:
Aug 2014

Checked by:
AS



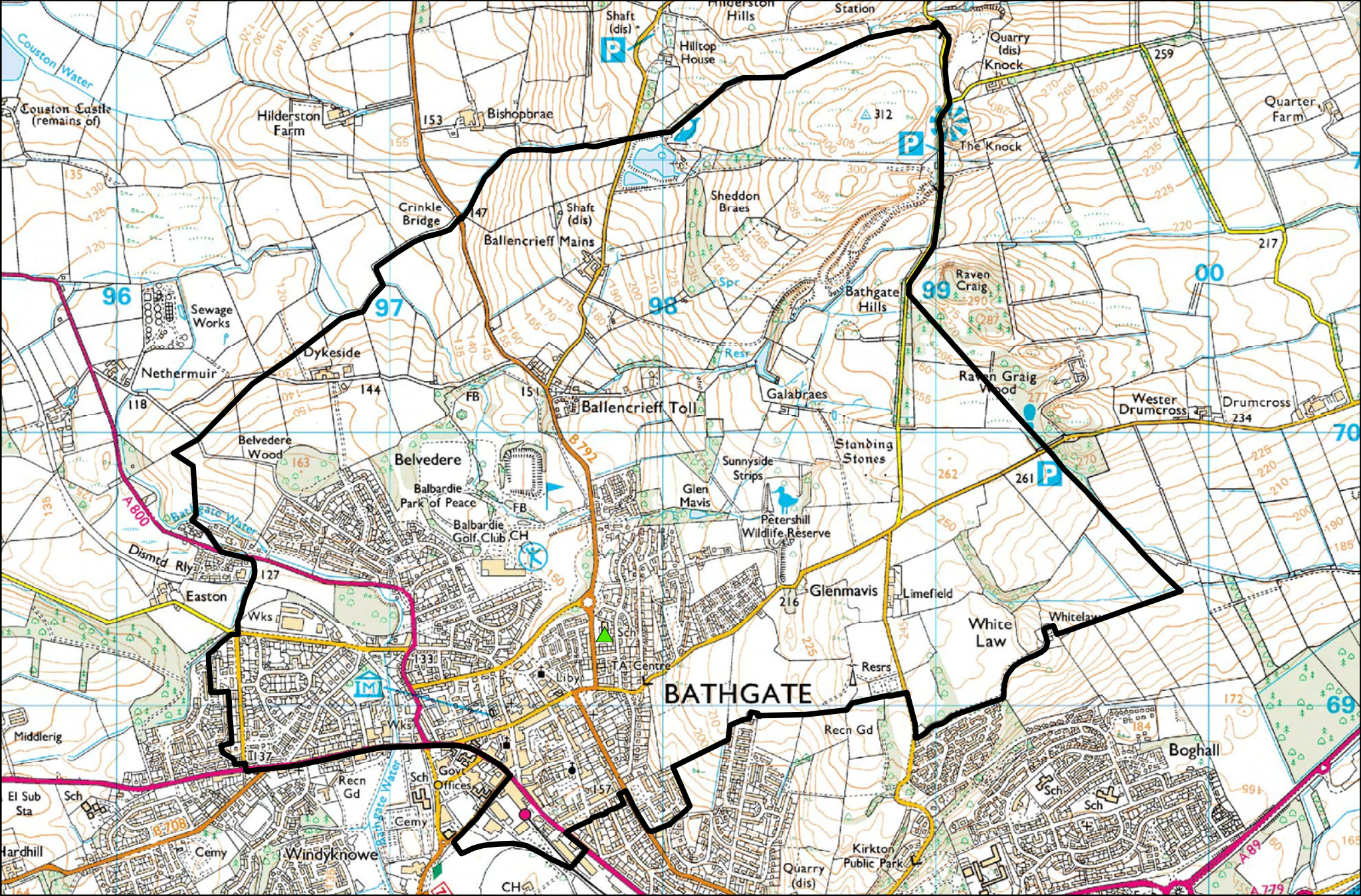


Key

	Traffic free path		National Cycle Network Route number
	Advisory route		Main shopping centres
	Signed cycle route		Sports facilities
	Rough path - can be muddy		Golf course
	Cycle lane		Swimming
	Steep gradient (arrows point downhill)		Pedestrian crossing
	School		Cycle parking
	GP surgery		Train station
	Play area		Bus station
	Council Information Service		
	Community centre		
	Bike shop		
	Library		
	Supermarket		



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0 500 1,000 2,000 Meters

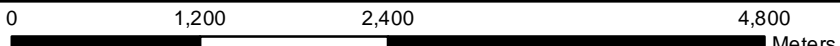
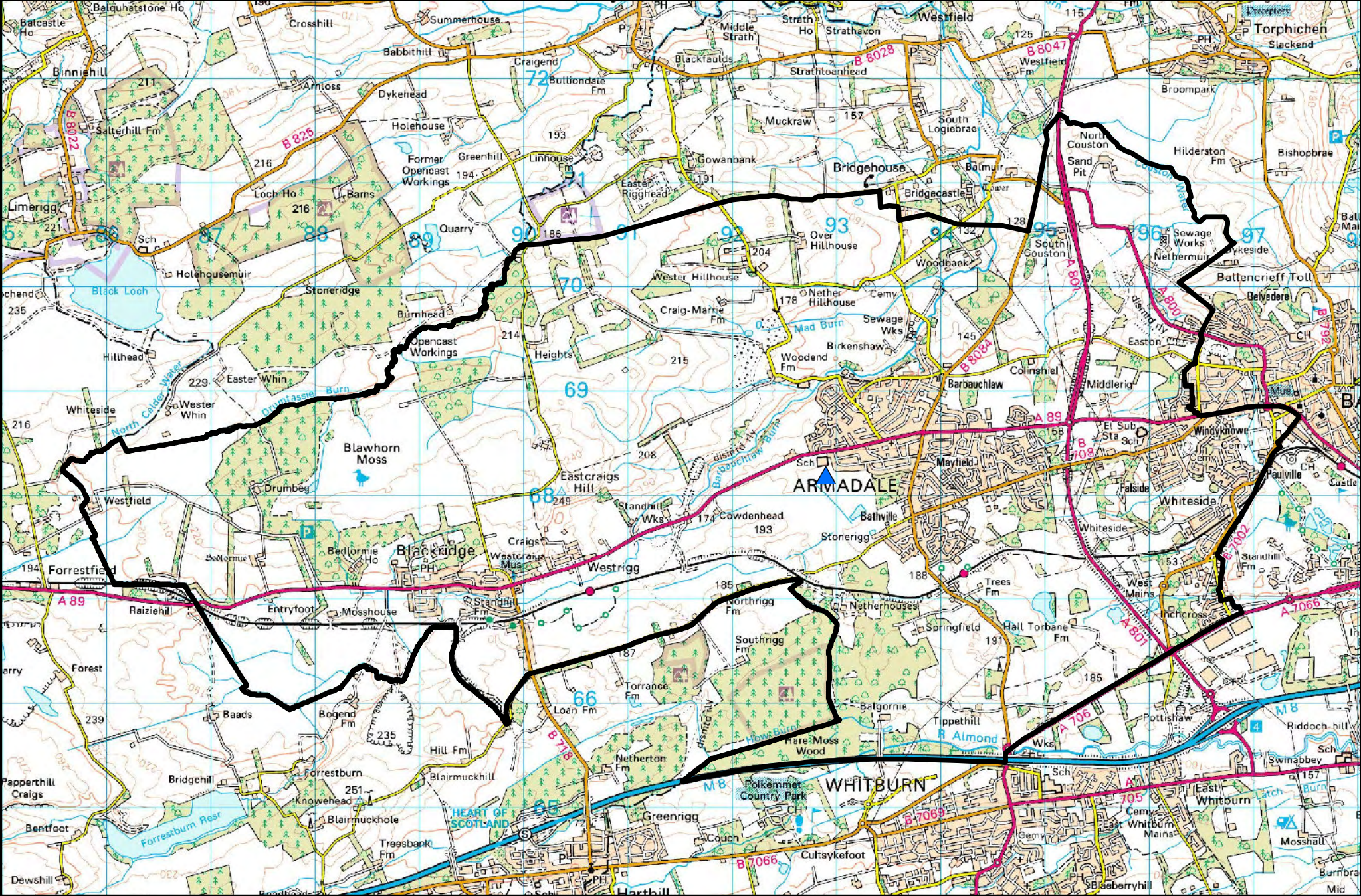
West Lothian Council

Balbardie Primary School Catchment Area



Legend

- ▲ primary school
- ▭ Catchment area

PAndl 20/09/12

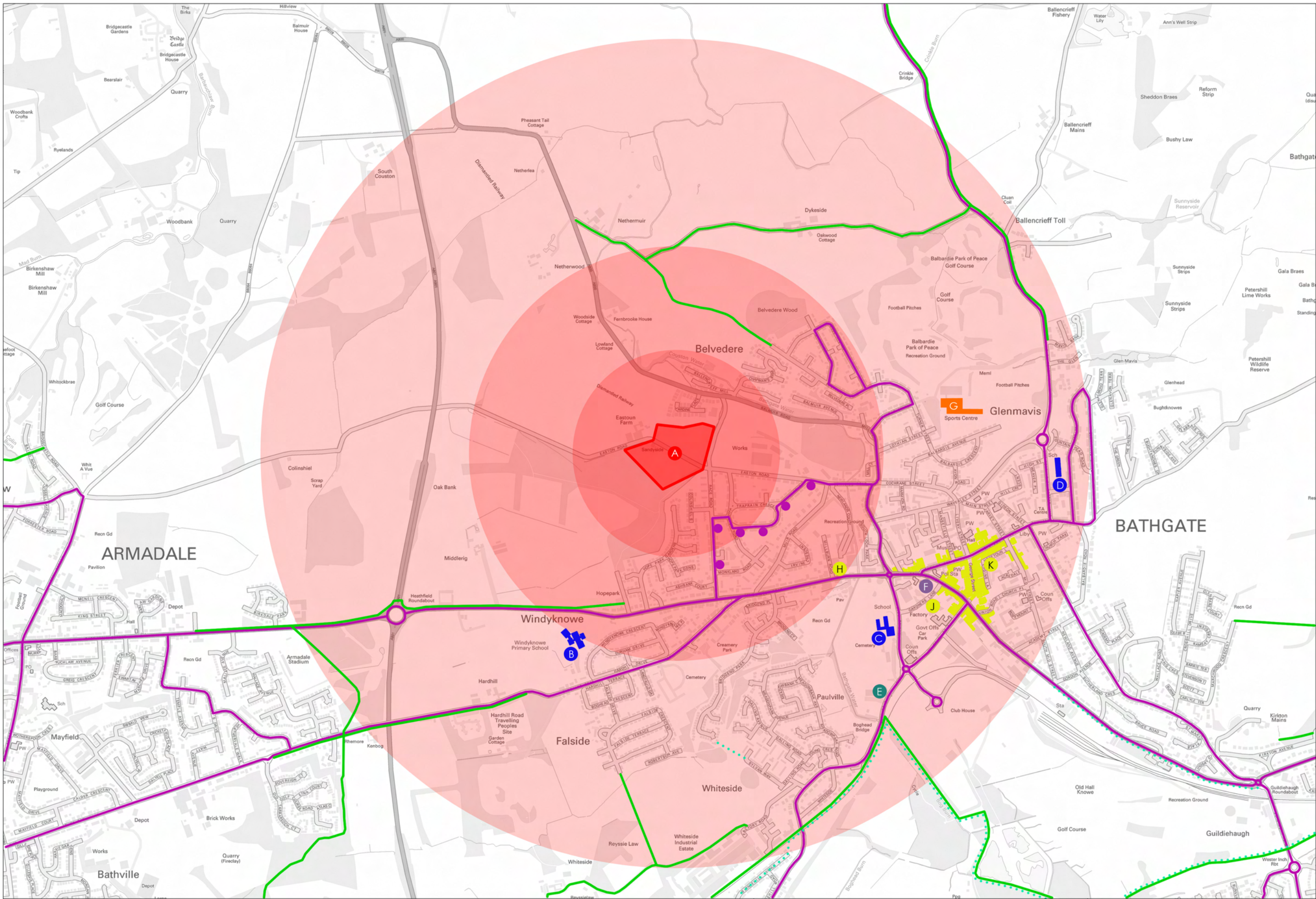


**Armadale Academy
Catchment Area**

- Legend**
-  secondary school
 -  Catchment area



PAndI 12/11/12



Eastoun Farm, Bathgate

Accessibility Plan

Key

- A Site of Proposed Development
- B Windyknowe Primary School
- C St Mary's Primary School
- D Balbardie Primary School
- E Bathgate Medical Practice
- F Bathgate Library
- G Bathgate Leisure Centre
- H Co-operative Foodstore
- J ALDI Foodstore
- K Local Shops
- Core Path
- Bus Stop/Route
- 400m Isochrone from Site
- 800m Isochrone from Site
- 1600m Isochrone from Site



Eastoun Farm, Bathgate

Taylor Wimpey

Accessibility Plan

Drawing Number:

SP424 Figure 2

Scale:

NTS @ A3

Drawn by:

NW

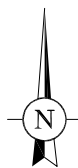
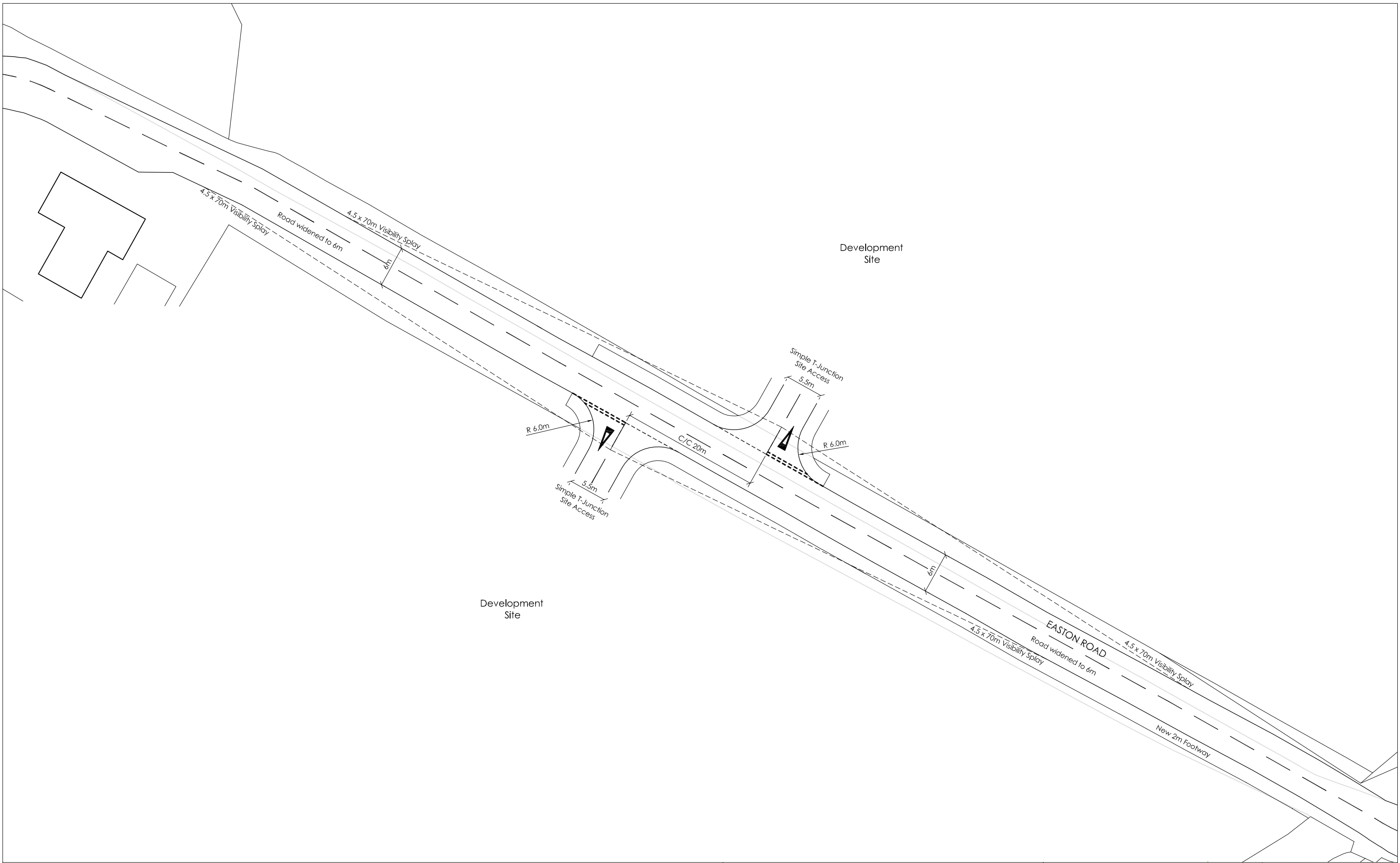
Date:

Aug 2014

Checked by:

AS





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Site Access Option - Staggered Junction

Drawing Number: TP211/SK/002		Scale: 1:500 @ A3
Drawn by: NW	Date: Sept 2014	Checked by: AS

