
Wellhead Farm Phase 1, Livingston Statement of Site Effectiveness

Introduction

Scottish Government now specifically requires local authorities to ensure that sites allocated in local development plans are effective and can contribute completions during the development plan period. An effective housing site can finance necessary infrastructure costs. An effective housing land supply delivers a viable Local Development Plan (LDP).

The overall level of programmed annual completions from all sites in the effective land supply need to be sufficient to maintain a 5 year effective land supply at all times and so meet the identified housing requirement in the approved local development plan, as well as meeting the shortfall identified by the assessment of housing need and demand in the Local Housing Strategy.

These policy requirements are set by Scottish Government in Scottish Planning Policy (SPP). A council now needs to be satisfied through its own appraisal that an allocated site is effective in order to comply with the Strategic Development Plan, following the guidelines set out by Scottish Government in PAN 2/2010 *Affordable Housing and Housing Land Audits*.

There is an expectation that all sites to be allocated in the LDP will be subject to testing by the Council and a conclusion reached as to the overall construction period (taking account of the developer's or house builder's lead-in period). This construction timeframe would then define the annual rate of completions expected. Currently, most house builders expect to deliver a house sale rate of 2 homes per month or 24 sales per annum. Affordable housing requirements would be in addition to this but certainly provided before the development is completed.

PAN 2/2010 includes a series of criteria to test the effectiveness of individual sites. This guidance is used to assess whether a site or portion of a site is effective. By applying the tests of effectiveness in this guidance, it can be demonstrated that within the 10 year period of LDP under consideration, the site is capable of development for housing, being free of potential site constraints as set out in PAN 2/2010.

Conclusion

We conclude that the proposed development at **Wellhead Farm Phase 1** in Livingston by **Wallace Land for up to 150 homes** is an effective site. This Statement highlights how it meets the tests of effectiveness in PAN 2/2010. Wallace Land anticipates that the site will be delivered by 2 house builders working on site at a combined rate of circa 50 homes per annum. The delivery of the development is expected to take around 3 years.

Appraisal

This conclusion is based on the following analysis.

Criteria	Response	Comment
<p>Ownership: the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal.</p>	<p>The site is under the control of Wallace Land Investment & Management (Wallace land). It is immediately available for development.</p>	<p>Complies</p>
<p>Physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply.</p>	<p>Adverse development factors give rise to abnormal development costs which can affect the viability of a site and hence its effectiveness.</p> <p>Appraisal of the site has been carried out to establish whether there any constraints to development and what measures are necessary to enable development on the site. These appraisals also determine whether the site is viable for future development.</p> <p>This appraisal confirms the following:</p> <ul style="list-style-type: none"> • There are no topographical or aspect constraints to development. • The Linhouse Water is located 200m to the south of the site. The SEPA flood risk map indicates that the site is not located in an area at risk of fluvial flooding. • There are no CANMORE listings on the site. An archaeological evaluation was carried out for adjacent Local Plan allocation HLV59 as part of a planning application. This also confirmed no archaeological features of significance were present. 	<p>Complies</p>

	<ul style="list-style-type: none"> • The site can be accessed from Murieston Road at two points with each being a new priority junction. • There are no landscape designations which inhibit development of the site. <p>There are no physical constraints on this site to prevent the development of the proposed homes.</p>	
<p>Contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing.</p>	<p>The site is arable agricultural use and is a greenfield site.</p> <p>It is not anticipated that any contamination is present on the site.</p>	<p>Complies</p>
<p>Deficit Funding: any public funding required to make residential development economically viable is committed by the public bodies concerned;</p>	<p>Wallace Land is promoting the development of this site for new homes. The development principles are in accord with the Council's master planning requirements.</p> <p>No funding from the public sector is required to make the development viable, except for the provision of subsidy for affordable housing. Wallace Land is committed to providing 15% affordable housing in accord with the Council's policy.</p> <p>Wallace Land is also willing to provide affordable (low cost home ownership) housing without subsidy to augment the supply of subsidised affordable housing to achieve the agreed overall requirement as necessary.</p>	<p>Complies</p>

<p>Marketability: the site, or a relevant part of it, can be developed in the period under consideration;</p>	<p>There is an ongoing demand for a full range of market housing in the locality as well as affordable housing needs.</p> <p>This is confirmed by the regional Housing Need & Demand Assessment (HNDA) and the Council's Local Housing Strategy. The Council has identified Preferred Sites for allocation in the locality as part of its development strategy for the Main Issues Report which is recognition of the area's marketability for housing.</p> <p>There is considerable interest from house builders to develop in this location.</p> <p>It is envisaged that the site would be developed at a sales rate of circa 50 homes per annum. It is expected that the site could be developed within a 3 year period.</p>	<p>Complies</p>
<p>Infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or another party to allow development;</p>	<p>Preliminary investigations confirm the following:</p> <ul style="list-style-type: none"> • Gas, electricity and telecoms can be provided; • Foul drainage from the site can be accommodated; and • Water supply to the site can be provided. <p>Infrastructure of the required capacity can be made available if necessary.</p> <p>Preliminary appraisals confirm that the school children from the development can be accommodated in the nearby primary and secondary schools.</p> <p>Developer contributions will be available to fund any proportionate share of upgrades to services and infrastructure in accord with the Council's Supplementary Guidance.</p>	<p>Complies</p>
<p>Land Use: housing is the sole preferred use of the land in planning terms, or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing being a realistic option.</p>	<p>Wellhead Farm Phase 1 is a Preferred Site in the MIR for residential development. The proposal provides a full range of housing to create a socially inclusive development.</p>	<p>Complies</p>

Wellhead Farm Phase 2, Livingston

Statement of Site Effectiveness

Introduction

Scottish Government now specifically requires local authorities to ensure that sites allocated in local development plans are effective and can contribute completions during the development plan period. An effective housing site can finance necessary infrastructure costs. An effective housing land supply delivers a viable Local Development Plan (LDP).

The overall level of programmed annual completions from all sites in the effective land supply need to be sufficient to maintain a 5 year effective land supply at all times and so meet the identified housing requirement in the approved local development plan, as well as meeting the shortfall identified by the assessment of housing need and demand in the Local Housing Strategy.

These policy requirements are set by Scottish Government in Scottish Planning Policy (SPP). A council now needs to be satisfied through its own appraisal that an allocated site is effective in order to comply with the Strategic Development Plan, following the guidelines set out by Scottish Government in PAN 2/2010 *Affordable Housing and Housing Land Audits*.

There is an expectation that all sites to be allocated in the LDP will be subject to testing by the Council and a conclusion reached as to the overall construction period (taking account of the developer's or house builder's lead-in period). This construction timeframe would then define the annual rate of completions expected. Currently, most house builders expect to deliver a house sale rate of 2 homes per month or 24 sales per annum. Affordable housing requirements would be in addition to this but certainly provided before the development is completed.

PAN 2/2010 includes a series of criteria to test the effectiveness of individual sites. This guidance is used to assess whether a site or portion of a site is effective. By applying the tests of effectiveness in this guidance, it can be demonstrated that within the 10 year period of LDP under consideration, the site is capable of development for housing, being free of potential site constraints as set out in PAN 2/2010.

Conclusion

We conclude that the proposed development at **Wellhead Farm Phase 2** in Livingston by **Wallace Land for up to 130 homes** is an effective site. This Statement highlights how it meets the tests of effectiveness in PAN 2/2010. Wallace Land anticipates that the site will be delivered by 2 house builders working on site at a combined rate of circa 50 homes per annum. The development is expected to take around 3 years and would be delivered in the LDP period.

Appraisal

This conclusion is based on the following analysis.

Criteria	Response	Comment
<p>Ownership: the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal.</p>	<p>The site is under the control of Wallace Land Investment & Management (Wallace land). It is immediately available for development.</p>	<p>Complies</p>
<p>Physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply.</p>	<p>Adverse development factors give rise to abnormal development costs which can affect the viability of a site and hence its effectiveness.</p> <p>Appraisal of the site has been carried out to establish whether there any constraints to development and what measures are necessary to enable development on the site. These appraisals also determine whether the site is viable for future development.</p> <p>This appraisal confirms the following:</p> <ul style="list-style-type: none"> • There are no topographical or aspect constraints to development. • A minor watercourse is located on southern boundary of the site. The SEPA flood risk map indicates that the site is not located in an area at risk of fluvial flooding. • There are no CANMORE listings on the site. An archaeological evaluation was carried out for adjacent Local Plan allocation HLv59 as part of a planning application. This confirmed no archaeological features of significance were present. • The site can be accessed from through Wellhead Farm Phase 1 from Murieston Road at two points. This dual arrangement can maintain a looped access which will be used to accommodate bus services in the future. This 	<p>Complies</p>

	<p>will maintain the sustainability of this location for public transport.</p> <ul style="list-style-type: none"> • There are no landscape designations which inhibit the development of the site. <p>There are no physical constraints on this site to prevent the development of the proposed homes.</p>	
<p>Contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing.</p>	<p>The site is arable agricultural use and is a greenfield site.</p> <p>It is not anticipated that any contamination is present on the site.</p>	<p>Complies</p>
<p>Deficit Funding: any public funding required to make residential development economically viable is committed by the public bodies concerned;</p>	<p>Wallace Land is promoting the development of this site for new homes. The development principles are in accord with the Council's master planning requirements.</p> <p>No funding from the public sector is required to make the development viable, except for the provision of subsidy for affordable housing. Wallace Land is committed to providing 15% affordable housing in accord with the Council's policy.</p> <p>Wallace Land is also willing to provide affordable (low cost home ownership) housing without subsidy to augment the supply of subsidised affordable housing to achieve the agreed overall requirement as necessary.</p>	<p>Complies</p>

<p>Marketability: the site, or a relevant part of it, can be developed in the period under consideration;</p>	<p>There is an ongoing demand for a full range of market housing in the locality as well as affordable housing needs.</p> <p>This is confirmed by the regional Housing Need & Demand Assessment (HNDA) and the Council's Local Housing Strategy. The Council has identified Preferred Sites for allocation in the locality as part of its development strategy for the Main Issues Report which is recognition of the area's marketability for housing.</p> <p>There is considerable interest from house builders to develop in this location.</p> <p>It is envisaged that the site would be developed at a sales rate of circa 50 homes per annum. It is expected that the site could be developed within a 3 year period within the LDP period.</p>	<p>Complies</p>
<p>Infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or another party to allow development;</p>	<p>Preliminary investigations confirm the following:</p> <ul style="list-style-type: none"> • Gas, electricity and telecoms can be provided; • Foul drainage from the site can be accommodated; and • Water supply to the site can be provided. <p>Infrastructure of the required capacity can be made available.</p> <p>Preliminary appraisals confirm that the school children from the development can be accommodated in the nearby primary and secondary schools.</p> <p>Developer contributions will be available to fund any proportionate share of upgrades to services and infrastructure in accord with the Council's Supplementary Guidance.</p>	<p>Complies</p>
<p>Land Use: housing is the sole preferred use of the land in planning terms, or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing being a realistic option.</p>	<p>Wellhead Farm Phase 2 is a residential development and provides a full range of housing to create a socially inclusive development. This is a logical extension to the Preferred Site at Wellhead Farm Phase 1.</p> <p>Residential use at this location is preferable to the Alternative Site, Murieston Castle Farm (EOI-0111). The Council's SEA Site Assessment confirms this conclusion.</p>	<p>Complies</p>



Wellhead Farm Phase 1 Development Framework Report

October 2014

Wellhead Farm Phase 1

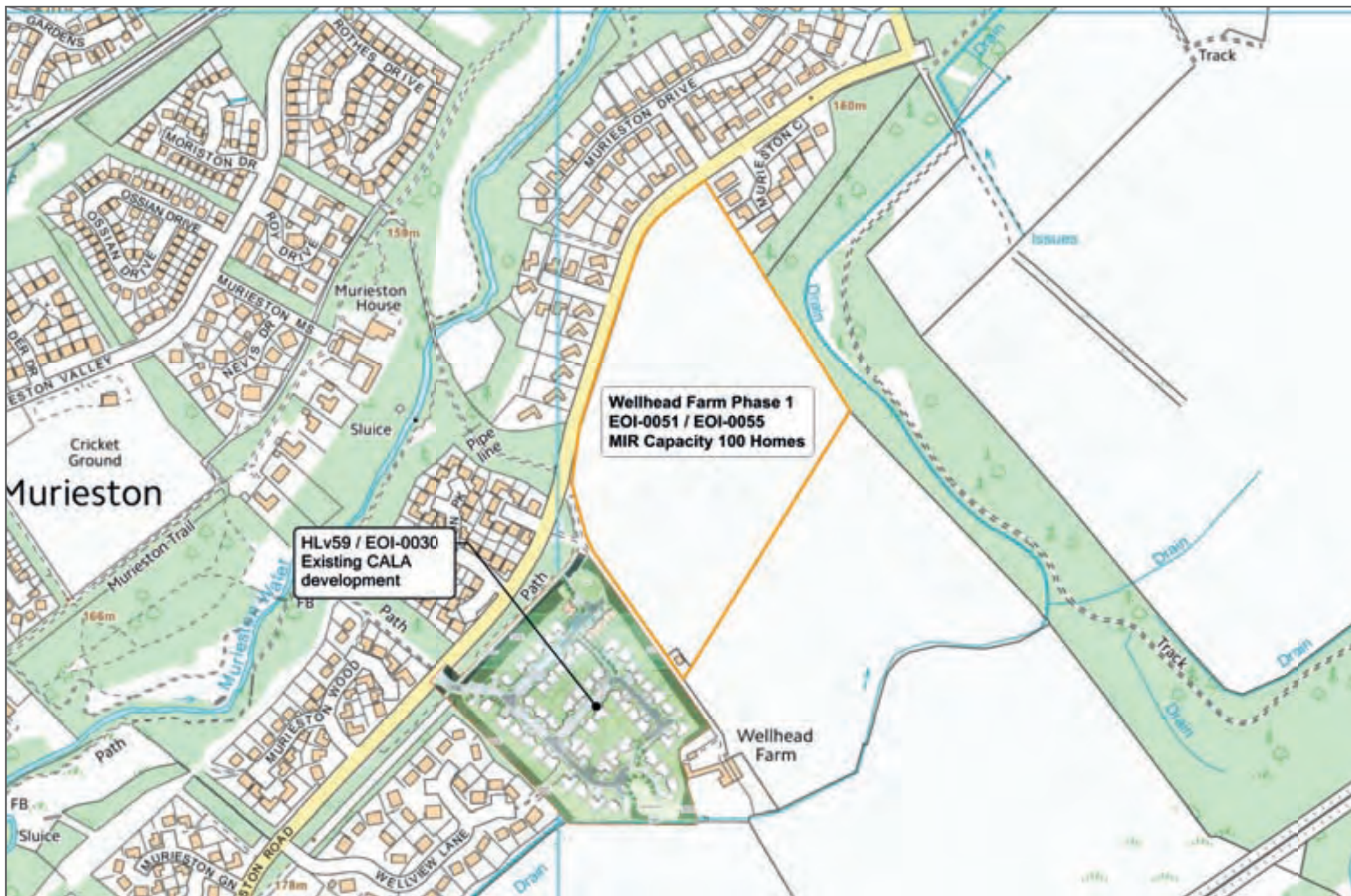
Development Framework Report





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Introduction

Wallace Land Investment & Management (Wallace Land) controls 43ha of land at Wellhead Farm in Murieston, Livingston. Representation EOI-0055 covered an area of 20 ha for mixed use development (primarily residential) and Representation EOI-0051 covered a smaller area of 4.2 ha for 60 homes. Both of these Representations were made by Wallace Land and the land owners at the Expression of Interest stage of the emerging LDP.

8.7 ha of this land (EOI-0051 and EOI-0055) has now been identified as a Preferred Site (shown opposite) in the Main Issues Report (MIR).

The Council considers that this site has capacity for 100 homes with 48 completions expected to 2019. The decision about the site capacity proposed at 100 homes has been determined by the Council.

Wallace Land supports the allocation of this site for housing. This Development Framework Report demonstrates that the site can accommodate up to 150 homes by applying a density to provide a range and choice of housing.

This increased site capacity of up to 150 homes can bring added benefits, delivering more homes to provide flexibility in meeting housing need and demand in West Lothian.

This Development Framework Report is supported by a *Statement of Site Effectiveness*.

Wallace Land would welcome the Council modifying the site capacity from 100 homes to 150 homes. This Representation supports the Council's placemaking principles for site selection, recognising the proposal's viability and ability to contribute to the housing land supply.

House builders are actively seeking additional sites to maintain sales in primary market areas such as Murieston. The release of additional housing in primary market locations will not threaten established sites already under construction.

The site is within the West Lothian Strategic Development Area (SDA), the preferred location to meet the housing land target to 2024 set by SESplan.

An *Assessment of the Housing Supply* has been prepared to assess the Preferred Strategy, set out in *Main Issue 3*. This Assessment confirms that the Preferred Strategy does not meet its housing land requirement in full. The development strategy in the MIR requires modification to deliver the requirements set by SESplan and Scottish Ministers.

The Council needs to allocate further sustainable development in sustainable locations to meet the housing land target set by SESplan and maintain a 5 year effective housing land supply at all times.

This Development Framework Report also reassesses the Council's Site Assessment.

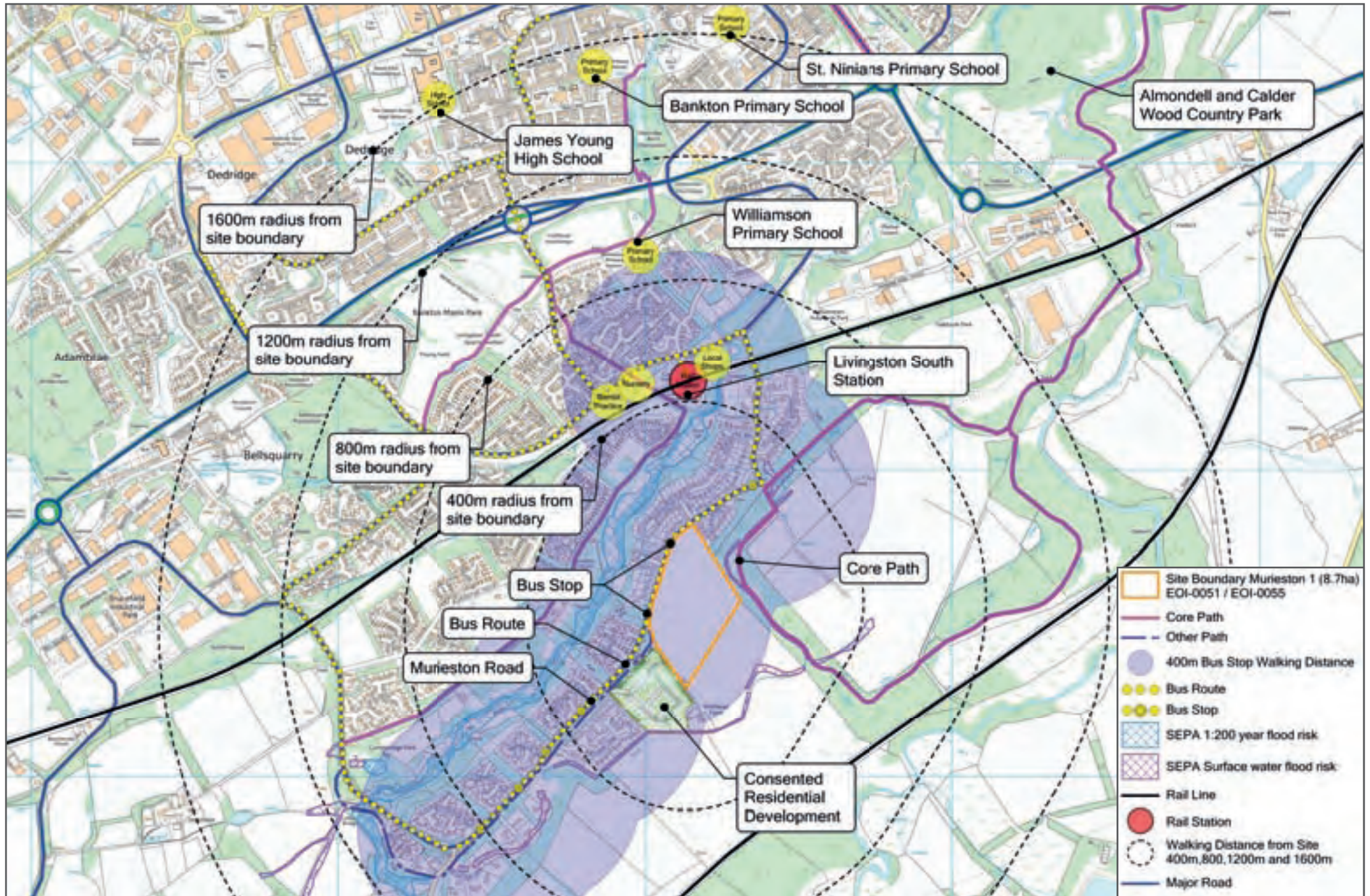
This reassessment demonstrates that the sustainability of the proposal is more acceptable than that set out in Appendix 2B of the Council's *Environmental Report*.

All of these appraisals confirm that Wellhead Farm Phase 1 can accommodate up to 150 homes and can assist the Council deliver its development strategy. This Report supports the case why this site should be allocated for the following reasons:

- development at this location is sustainable, is within easy walking distance to a bus route with frequent services and is well connected by paths to local amenities;
- the site has the landscape capacity to accommodate this development;
- the development of the site does not adversely impact on the character of the local area and settlement; and
- there is infrastructure capacity to accommodate the proposed scale of development or additional capacity can be provided planning obligations.

The site is immediately effective and around 50 homes will be built and sold annually. This will support over 190 direct and indirect jobs over a 5 year period.

Wallace Land supports the allocation of this Preferred Site and suggests that the Council modify its capacity to accommodate 150 homes.



1. Sustainability of Location

The sustainability of this location has been assessed with regard to:

- Connections to the surrounding area
- Accessibility to transport routes
- Accessibility to public transport
- Proximity to services and amenities

Connections to the Surrounding Area

Located to the east of the site is a Core Path that connects the site to the Almondell and Calder Wood Country Park which is approximately 1,800m to the east. There are no Core Paths that cross the site.

West Lothian Core Paths Plan also indicates other paths which are described as *...a mixture of asserted and vindicated rights of way, established and signposted paths, some rural roadside pavements and some quiet roads.*

A path which runs parallel to Murieston Road from the west corner of the site connecting to Campbridge Park to the west is indicated on the Core Path plan as an...*other path.*

The site is therefore well placed in terms of accessibility to routes connecting the wider countryside.

Accessibility to Transport Routes

Murieston Road runs along the north boundary of the site, providing connections to routes into Livingston to the north, East Calder to the east and West Calder to the west.

Access into the site will be from Murieston Road.

Public Transport

There is a bus service that runs along Murieston Road to the north of the site. This service (Murieston Town Service No. 9) is operated by Horsburgh Coaches. The service operates around every 30 minutes connecting the site to Livingston.

All of the site is located within 400m of this bus service. There are two existing bus stops located immediately to the north of the site on Murieston Road.

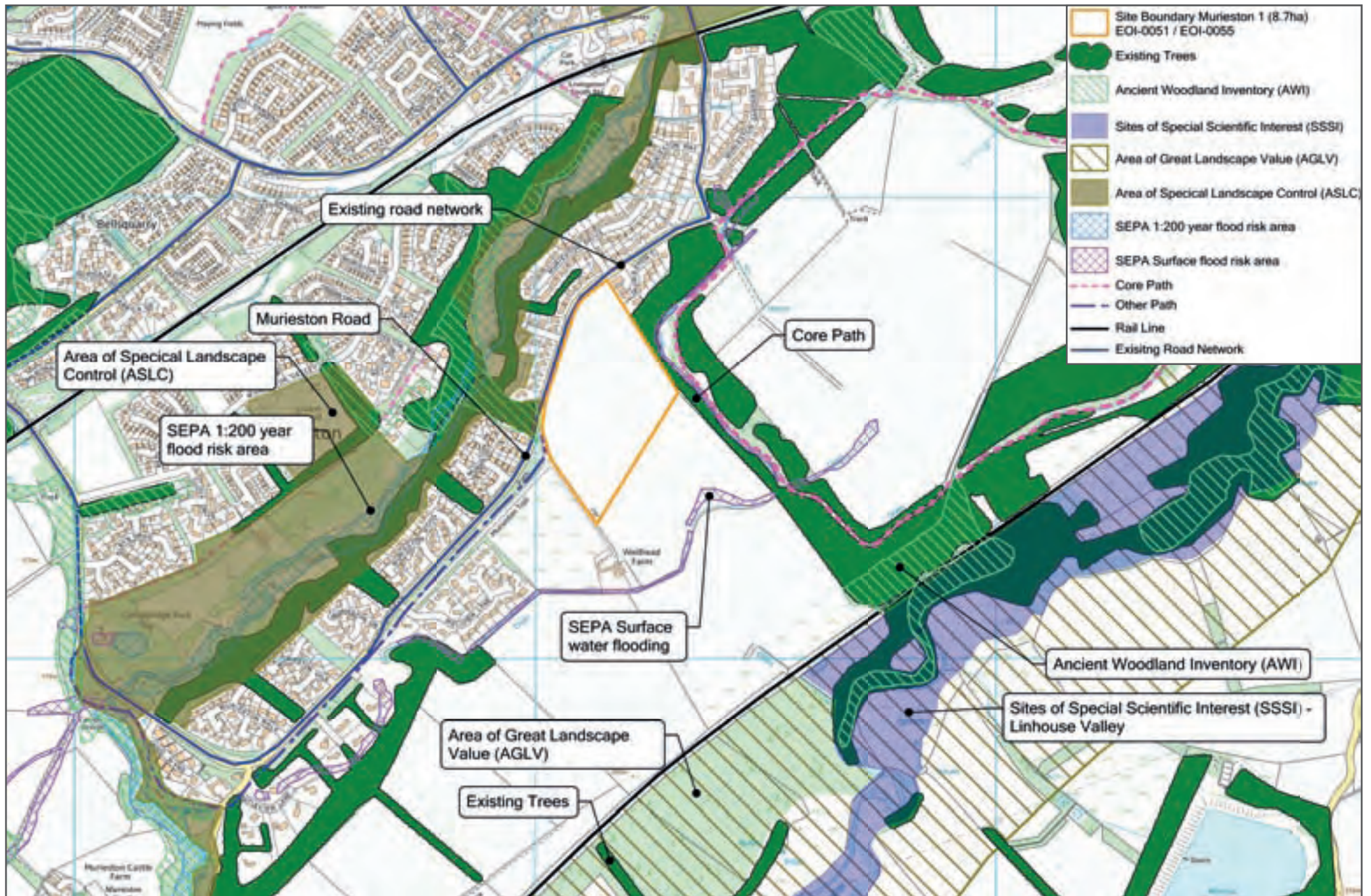
The Livingston South Rail Station is located around 500m north of the site. This provides connections to Edinburgh, Motherwell and Glasgow. This service operates around every 30 minutes.

Proximity to Services and Amenities

The site is within reasonable walking distance of a number of local services and amenities. There is a small foodstore, local shops, nursery, restaurant and dental practice located on Murieston East Road approximately 500m north of the site.

The site is within the catchment area for Williamston Primary School, which is located around 1,000m north of the site. The site is within the catchment area for James Young High School, which is located approximately 1,600m north of the site.

For denominational schooling, the site is within the catchment areas for St. Ninian's Primary Roman Catholic (RC) Primary School and St. Margaret's RC Secondary School.



2. Site Appraisal

The site has been assessed with regard to the following aspects:

- Physical assets and characteristics
- Topography
- Access
- Land Quality
- Flooding
- Cultural Heritage
- Landscape Designations

Physical Assets and Characteristics

The site is well contained by existing trees to the east. The site is bounded by Murieston Road to the north with existing residential development beyond.

Local Plan allocation HLv59 is located immediately adjacent to the west of the site which is well under construction. Open farmland lies to the south of the site with Linhouse Water beyond.

Development of this site will not adversely impact of the identity of the settlement.

Topography

The site has a slight gradient gently rising from the north east towards the south west. There are no topographical constraints to the development of this site.

Access

The site can be accessed from Murieston Road at two points and it is proposed to adopt a new priority junction.

Pedestrian access is available onto Murieston Road, giving access to the surrounding urban areas beyond.

There are existing connections to a Core Path east of the site which connects the site to the Almondell and Calder Wood Country Park.

Land Quality

The site is not located on prime agricultural land as confirmed in the Macaulay Land Capability for Agriculture Mapping.

Flooding

The Linhouse Water is located 200m to the south of the site. The SEPA flood risk map indicates that the site is not located in an area at risk of fluvial flooding.

Cultural Heritage

There are a number of CANMORE designations surrounding the site. There are no CANMORE listings on the site. An archaeological evaluation was carried out for adjacent Local Plan allocation HLv59 as part of a planning application. This confirmed no archeological features of significance.

Landscape Designations

The site is not located within an Area of Great landscape Value (AGLV). Almond and Linhouse Valleys AGLV is located 600m south of the site. An area of Special Landscape Control is located 100m north of the site. There is, for the most part, housing units dividing this designation from the site. Development of the site will not impact on this designation.

A SSSI is located 500m south of the site. This SSSI designation abuts the existing electrified railway line which is located between the site and the SSSI. Development of this site will not affect this designation.

There are no landscape designations which affect the site.

SEA Site assessment – Wellhead Farm Phase 1

Site Ref	Site Name	Promoter	Air			Biodiversity			Climatic Factors		Cultural Heritage					Landscape & Townscape			Material Assets			P&H	Soil	Water		
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
EOI-0051	Wellhead Farm	Wallace Land	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	/	X	X	X	?	✓	WLC Assessment
EOI-0051	Wellhead Farm	Wallace Land	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	/	X	✓	✓	✓	✓	Geddes Consulting Assessment

Scoring Justification for Pumpherston Farm against SEA Factors

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape & Townscape	Material Assets	Population and Health	Soil	Water
<p>1.Avoid AQMAs: The site is not located within an Air Quality Management Area</p> <p>2.Good proximity to jobs / services: All new homes will be within reasonable walking distance of a number of amenities including a primary school, food store and other local shops.</p> <p>3.Good access to existing or proposed public transport: All new homes will be within easy walking distance (400m) of existing bus stops located Murieston Road.</p> <p>All new homes will also be within reasonable walking distance (1600m) of Livingston South train station.</p>	<p>4.Avoid adverse affect on designated international nature conservation sites: There is a SSSI located south of the railway line, 500m south of the site. Development of this site will not affect this designation.</p> <p>5.Avoid significant effect on designated national/ regional / local biodiversity sites & ancient woodland: There is an area of Ancient Woodland some distance to the south of the site, on which the development will have no adverse impact.</p> <p>6.Avoid adverse direct impact on species / habitats or makes positive contribution to emerging green network: The proposed SUDS and open space strategy will improve and enhance the biodiversity of the site linking in with the existing greenspace network to east of the site. Garden areas will also enhance biodiversity within the site.</p>	<p>7.Occupy a relatively efficient location in terms of energy consumption: The site is located close to existing bus services and Livingston South train station, and within reasonable walking distance services and amenities, reducing the need for car journeys.</p> <p>8.Occupy a location at risk of increased flooding or instability due to climate change: The SEPA flood risk map indicates that the site is not located in an area at risk of fluvial flooding.</p>	<p>9.Avoid adverse effects on listed buildings: Murieston House and bridge which are Category B listed are located 200m north west of the site. Development of this site will not adversely impact the setting of these Listed Buildings.</p> <p>10.Avoid adverse impacts on Scheduled Ancient Monuments: There are no SAMs within or close to the site.</p> <p>11.Avoid adverse impact on locally important archaeological sites: There are no CANMORE or woSAS listings on the site. An archaeological evaluation was carried out for site Hlv59 to the west of the site, which revealed no material of significance.</p> <p>12.Avoid adverse effects on Gardens and Designed Landscapes: There are no Gardens or Designed Landscapes within the vicinity of the site.</p> <p>13.Avoid adverse effects on Conservation Areas & or other areas of architectural historic or townscape interest. The site is not located within a Conservation Area.</p>	<p>14.Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control: The site is not located within an AGLV. Almond and Linhouse Valleys AGLV is located approx 500m south of the site. An area of Special Landscape Control is located north west of the site along the Murieston Water. Development of the site will not impact on this designation.</p> <p>15.Avoid conspicuous locations that require extensive landscape / structural planting: The site is well contained by existing trees to the east and residential development to the north and west.</p> <p>16.Avoid loss of / adverse effects on public open space/ improve open space provision (quantity / quality): The proposal includes public open space through the middle of the site, increasing the quantity of publicly accessible open space in the area.</p>	<p>17.Avoid loss of land important to avoidance of coalescence / preservation of settlement identity: The site is located within the Countryside Belt.</p> <p>There are existing residential areas to the west and north of the site. Existing woodland lies to the east of the site. To the south of the site is open farmland.</p> <p>Development of this site will not adversely impact of the identity of the settlement, and a substantial buffer will be retained between the settlement and the railway line to the south.</p> <p>18.Safeguard mineral resources from sterilisation: The site is not within an Area of Search for opencasting as currently identified in the WLLP.</p> <p>19.Minimise use of Greenfield Land: The site is currently used for agriculture and is Greenfield land.</p>	<p>20.Avoid co-location of sensitive development with industrial facilities / economic allocations: Wallace Land has prepared a Development Framework for this site.</p> <p>This Development Framework illustrates the substantial landscape buffer (100m) between the areas allocated for housing and economic development.</p> <p>The location of housing and economic development as proposed in the development strategy is mutually compatible. The economic development will not adversely affect the amenity of the residential development.</p>	<p>21.Avoid loss of prime quality agricultural land and peatland: The site is not located on prime agricultural land as confirmed in the Macaulay Land Capability for Agriculture Mapping.</p> <p>British Geological Mapping indicates that the site is not located in an area of peatland. The proposal will therefore have no impact on the loss of agricultural land or peatland</p>	<p>22.Maintain status of baseline water bodies: SUDS will be incorporated as part of the overall greenspace framework for the site.</p> <p>The SUDS strategy will ensure that there is no degradation of the existing water quality.</p> <p>23.Minimise flood risk (on site or elsewhere): The SEPA flood risk map indicates that the site is not located in an area at risk of fluvial flooding.</p> <p>The SUDS strategy for the site will ensure that surface water runoff is maintained at Greenfield levels.</p>

Note: Assessment informed by scoring by Council for similar greenfield sites in West Lothian Local Development Plan Strategic Environmental Assessment Environmental Report

3. SEA Site Assessment

The Council has included Wellhead Farm Phase 1 in the MIR as a Preferred Site. This is supported by Wallace Land. The Council's Site Assessment set out in Appendix 2B of the *Environmental Report*.

A reassessment of the site has been undertaken, which is informed by a comprehensive site appraisal, further technical appraisals and applying sound place making principles which can be implemented on site.

This reassessment of the proposal against the criteria indicates that the site scores more favourably in a number of areas when compared with the Council's assessment.

This appraisal is set out on the opposite page along with justification. There are three criteria where this reassessment differs from the Council's Site Assessment.

Population and Health

A proposed economic allocation (ELv54) is located to the east of the site. There is an existing tree belt which will act as a buffer (100m wide) between the two land uses.

Accordingly, there will be no adverse impact on the amenity of the residential development.

Soil

The Macaulay Land Capability for Agriculture Mapping indicates that the site is class 4₂. The site is therefore not classed as prime agricultural land.

British Geological Mapping indicates that the site is not located in an area of peatland.

Accordingly, the proposal will not impact on the loss of prime quality agricultural land or peatland.

Water

The proposal includes a SUDS strategy that will ensure no degradation of the existing water quality and surface water runoff is maintained at greenfield levels. Accordingly, the proposal has no significant adverse effects.

Conclusion

It is evident that this development opportunity is in a sustainable location which will not create an unacceptable adverse impact in terms of environmental or land use considerations.



4. Education Infrastructure

Non-denominational Infrastructure

Wellhead Farm Phase 1 is within the Williamston Primary School and James Young High School catchment areas. It is programmed by the Council for the initial plan period to 2019.

Williamston Primary School has capacity for 415 pupils. The most recent recorded pupil roll for the 2013/14 session was 395 pupils, according to the Scottish Government's School Datasets. The Council's 2012 Base School Forecast projects a sustained decline in the pupil roll at Williamston Primary School.

The pupil roll is forecast to drop to 370 pupils in 2015, and 304 pupils in 2019. This means that there are forecast to be 111 spare pupil places in 2019. Using the Council's average child per house ratio of 0.3156, this equates to the pupil product from 352 homes.

There is sufficient capacity available at Williamston Primary School to accommodate pupils from the proposal.

The Council's 2012 Base School Forecasts projects that the pupil roll at James Young High School is also forecast to decline. MIR Background Paper *Delivering Infrastructure in West Lothian* confirms that there is education infrastructure available at James Young High School.

Education

The Council concludes that future management solutions could include an extension to provide additional accommodation if needed. The Council also considers the future possibility of a secondary school catchment area review in Livingston.

Denominational Education Infrastructure

The denominational schools for the proposal are St. Ninian's Roman Catholic (RC) Primary School and St. Margaret's RC Academy.

St. Ninian's has capacity for 387 pupils. The most recent pupil roll recorded for the 2013/14 session was 263 pupils, according to the Scottish Government's School Datasets.

The available pupil capacity for 124 pupils is equivalent to the pupil product from 1,338 new homes in the catchment area using the Council's average child per house ratio of 0.0927.

According to the Council's 2012 Base School Forecasts, the pupil roll is forecast to fall to 204 pupils by 2019. At this stage, there would be capacity for around 1,974 new homes in the catchment area using the same child per house ratio. This is significantly in excess of the scale of preferred allocations within the St. Ninian's catchment area.

It is concluded that there is adequate capacity at St. Ninian's Primary School to accommodate the proposal.

St. Margaret's RC Academy is currently operating in excess of its operating capacity for 1,100 pupils. The Council anticipates that the pupil roll will continue to increase in the period to 2023.

The Council has approved Supplementary Planning Guidance for developer contributions to assist with funding an extension to St. Margaret's Academy to 1,320 pupil capacity.

Wallace Land is committed to the delivery of this extension by making appropriate financial contributions, where deemed necessary.



5. Proposal

The proposal forms an attractive and logical extension to the south side of Murieston for up to 150 homes.

All of the new homes will be within a walkable distance (1,600m) of existing services and amenities including a foodstore, local shops and a primary school.

There is also easy access to existing public transport services reducing the need for car journeys.

The proposal will meet local housing need and demand, and 25% of the development (38 homes) will be affordable housing.

The site will be accessed from two access points on Murieston Road.

Pedestrian access will be provided to Murieston Road. A new footpath will be provided along Murieston Road adjacent to the proposal.

There is the potential to link to the Core Path located to the east of the site, providing connections to the wider countryside.

New homes will be set in an attractive new streetscape incorporating guidance promoted in Scottish Government's *Designing Streets* and *Designing Places*.

The urban form provides a permeable and logical layout of streets and spaces. It includes shared-surface lanes to promote priority pedestrian and cycle movement over the car.

All routes and areas of open space and areas of equipped play within the development will be overlooked, ensuring that passive surveillance from adjacent homes provides a safe environment.

New open space will connect into the existing greenspace network to the east of the site. The provision of open space will be in accordance with the Council's requirements.

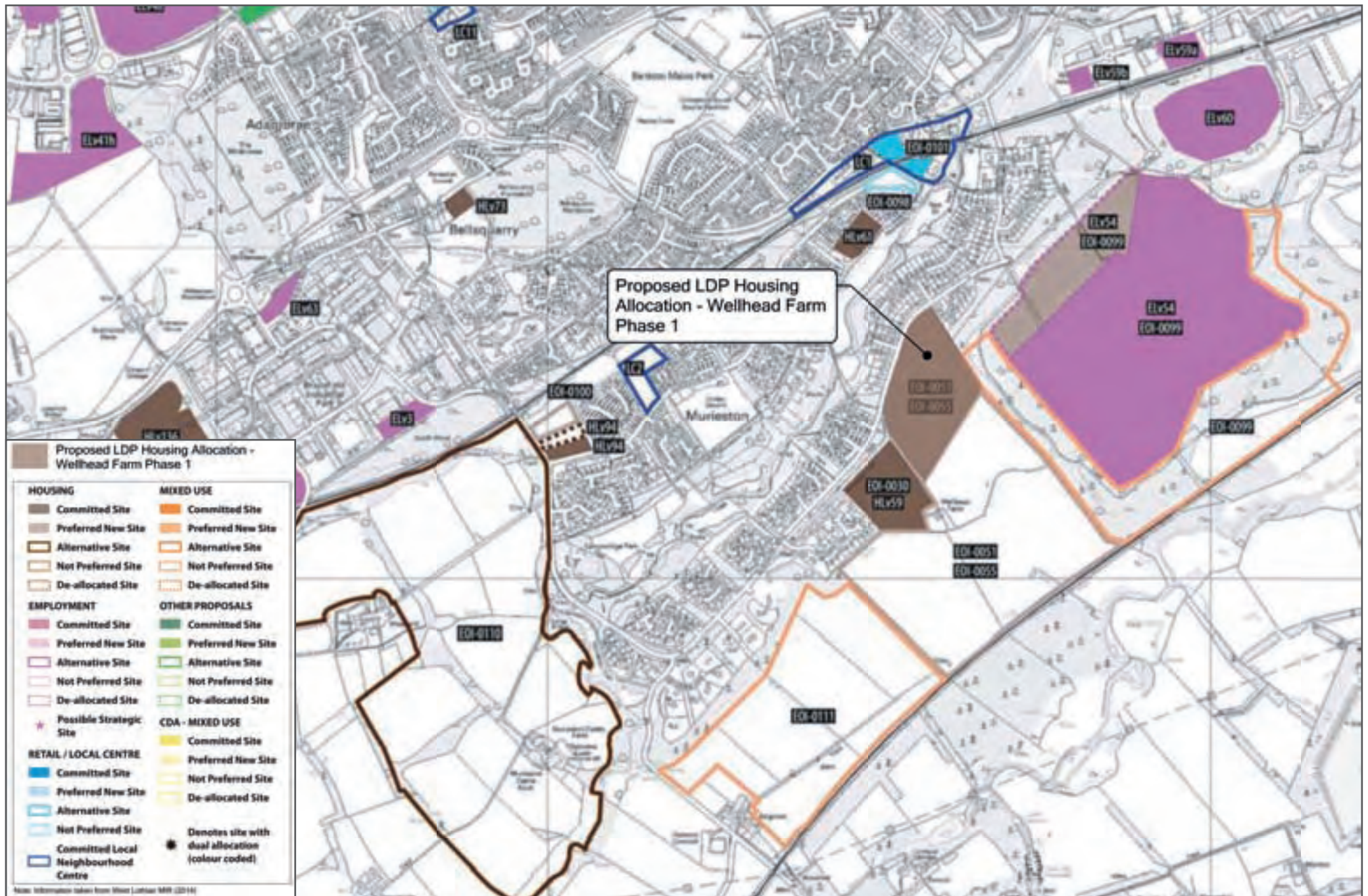
SUDS will be provided within the greenspace network. All surface water drainage will be in accordance with sustainable drainage requirements to be approved by Scottish Water and the local authority.

Existing and potential residential areas are to the north and west of the site. The scale and design of the development will ensure it integrates with and is in keeping with the character of the local area.

The provision of a mixture of house types, streetscape, parking solutions and the integration of greenspaces will create an attractive residential development.

This site is immediately effective and would be built over a 3 year period at 50 homes per annum, including affordable housing.

The construction of these homes will support up to 190 direct and indirect jobs annually over this 3 year period.



6. Recommendation for Proposed Plan

Recommendation for Proposed Plan

Wallace Land supports the selection of Wellhead Farm Phase 1 (EOI-0051 and EOI-0055) at Murieston in Livingston. This Development Framework Report demonstrates that the site has capacity for up to 150 houses

The site is immediately effective and all of the homes can be built during the initial 5 year LDP period to 2019. This is demonstrated in the *Statement of Site Effectiveness*.

The site can fund developer contributions to augment infrastructure requirements such as education.

This proposal will add up to 150 completions to help meet the housing land requirement over the plan period and assist the Council maintain a 5 year effective housing land supply at all times.

Allocation of this site in the Proposed Plan for up to 150 homes is in accord with the development strategy set out in the MIR as well as requirements of SESplan and SPP.

This site is Phase 1 of a proposed larger development by Wallace Land. The development of Phase 1 is not dependent on any infrastructure requirements to be provided by any other phase of development at Wellhead Farm.

Benefits of the Proposal

The proposal delivers the following:

- Up to 150 homes including 38 affordable homes;
- Extends Livingston in a location which is sustainable, supporting the Council's preferred development strategy;
- Enhances local biodiversity; and
- Supports up to 190 direct and indirect jobs annually over its 3 year development period.

The allocation of this site in the Proposed Plan will be in keeping with the character of the surrounding urban and local area.

Joint Development Framework

The Council proposes to allocate part of Linhouse single user site for housing (EOI-0099) for 250 homes. Wallace Land supports this allocation.

The Council has concluded that Wellhead Farm Phase 1 (EOI-0051/EOI-0055) is *...a preferred site (in part) with a development framework to be prepared in conjunction with EOI-00099/ELv54*.

EOI-0099 is currently part of the designated area for employment use at Linhouse (Proposal ELv54).

Wallace Land has prepared a Joint Development Framework (refer to the separate Representation prepared by Wallace Land) as required by the MIR for both Wellhead Farm Phase 1 and Linhouse.

The Joint Development Framework confirms that a joint approach to master planning is unnecessary as both sites can be delivered independently.

This confirms that Linhouse occupies an area of 8.3 ha and not 9.1 ha as stated in the MIR. By adopting the Council's materplanning requirements the site is only capable of accommodating around 150 homes and not 250 homes. This capacity is based on a site density of 25 homes per net hectare.

The Council will need to determine how to replace this shortfall of 100 homes at Murieston.

The Council's assessment of the Alternative Site at Murieston Castle Farm (EOI-0110) concluded that it *...does not relate well the existing built up area and ...loss of this land [for housing] would have significant impact [on the landscape visually]*. The Council's Site Assessment identifies many significant adverse impacts when compared with Wellhead Farm.

Wallace Land is promoting Wellhead Farm Phase 2 as an extension to the Preferred Site for around 130 homes. Additional housing in this sustainable location should be supported by the Council. This proposal is subject to a separate Representation.

Revision	Status	Prepared	Approved	Date
1.0	Draft for Comment	Stuart Salter	Bob Salter	10/10/14
2.0	Final	Shaun Doherty	Stuart Salter	17/10/14

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Wellhead Farm Phase 2 Development Framework Report

October 2014

Wellhead Farm Phase 2

Development Framework Report





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Introduction

Wallace Land Investment & Management (Wallace Land) controls 43ha of land at Wellhead Farm in Murieston, Livingston. Representation EOI-0055 covered an area of 20 ha for mixed use development (primarily residential) and Representation EOI-0051 covered a smaller area of 4.2 ha for 60 homes. Both of these Representations were made by Wallace Land and the land owners at the Expression of Interest stage of the emerging LDP.

8.7 ha of this land (EOI-0051 and EOI-0055) has now been identified as a Preferred Site in the Main Issues Report (MIR).

As part of its development strategy, the Council is also promoting the nearby site referenced as Linhouse (EOI-0099). The Council proposes to allocate part of Linburn single user site for housing (EOI-0099) for 250 homes. The Council has concluded that the site controlled by Wallace Land (EOI-0051/EOI-0055) is *...a preferred site (in part) with a development framework to be prepared in conjunction with EOI-00099/ELv54.*

Wallace Land has prepared a Joint Development Framework (refer to the separate Representation prepared by Wallace Land) as required by the MIR for both Wellhead Farm Phase 1 and Linhouse. This confirms that Linhouse occupies an area of 8.3 ha and not 9.1 ha as stated in the MIR and is only capable of accommodating around 150 homes and not 250 homes.

The Council will need to determine how to replace this shortfall of 100 homes at Murieston. The Council's Site Assessment of the Alternative Site at Murieston Castle Farm (EOI-0110) identifies many significant adverse impacts when compared with Wellhead Farm.

The allocation of additional land at Wellhead Farm supports the Council's preferred strategy, proposing an extension to an effective site in this sustainable location. Given the expected capacity reduction at Linhouse (EOI-0099), a further contribution of up to 130 homes from Wellhead Farm Phase 2 will assist the Council deliver homes in Murieston.

An Assessment of the Housing Supply has been prepared to assess the Preferred Strategy, set out in *Main Issue 3*. This Assessment confirms that the Preferred Strategy does not meet its housing land requirement in full. The development strategy in the MIR requires modification to deliver the requirements set by SESplan and Scottish Ministers. The Council needs to allocate further sustainable development in sustainable locations to meet the housing land target set by SESplan and maintain a 5 year effective housing land supply at all times.

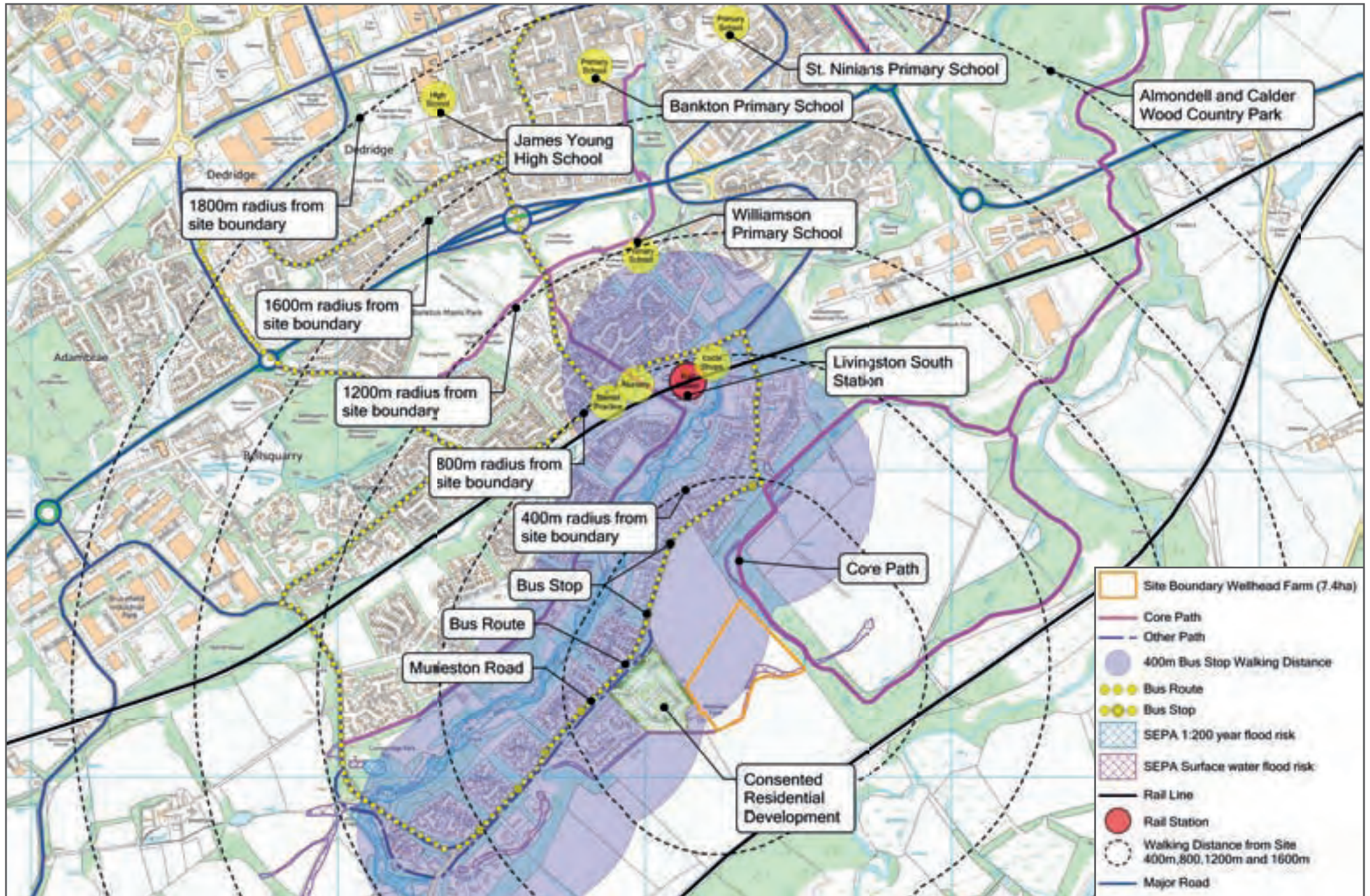
This Development Framework Report recommends the allocation of additional land (7.4 ha) adjacent to the Preferred Site (EOI-0051 and EOI-0055). This proposal can accommodate up to 130 homes and is supported by a *Statement of Site Effectiveness*.

This Development Framework Report also reassesses the Council's Site Assessment, demonstrating that the sustainability of the proposal is more acceptable than that set out in Appendix 2B of the Council's *Environmental Report*.

All of these appraisals confirm that this proposal for up to 130 homes fully meets the Council's requirements to be allocated in the Proposed Plan. This Report supports the case why this site should be allocated for the following reasons:

- development at this location is sustainable; is within easy walking distance to an existing bus route with frequent services and is well connected by paths to local amenities;
- the site has the landscape capacity to accommodate further development;
- the development of the site does not adversely impact on the character of the local area and settlement; and
- there is infrastructure capacity to accommodate the proposed scale of development or additional capacity can be provided through planning obligations.

Around 50 homes will be built and sold annually. This will support over 190 direct and indirect jobs over a 3 year period. Wallace Land therefore recommends that this site is allocated for up to 130 homes in the Proposed Plan.



1. Sustainability of Location

The sustainability of this location has been assessed with regard to:

- Connections to the surrounding area
- Accessibility to transport routes
- Accessibility to public transport
- Proximity to services and amenities

Connections to the Surrounding Area

Located to the east of the site is a Core Path that connects the site to the Almondell and Calder Wood Country Park which is approximately 1,800m to the east. There are no Core Paths that cross the site.

West Lothian Core Paths Plan also indicates other paths which are described as *...a mixture of asserted and vindicated rights of way, established and signposted paths, some rural roadside pavements and some quiet roads.*

A path which runs parallel to Murieston Road, located 200m north west of the site connecting to Cambridge Park to the west is indicated on the Core Path plan as an...*other path.*

The site is therefore well placed in terms of accessibility to routes connecting the wider countryside.

Accessibility to Transport Routes

Murieston Road is located north of the site, providing connections to routes into Livingston to the north, East Calder to the east and West Calder to the west.

Access into the site will be from Murieston Road via Wellhead Farm Phase 1.

Public Transport

There is a bus service that runs along Murieston Road to the north of the site. This service (Murieston Town Service No. 9) is operated by Horsburgh Coaches. The service operates around every 30 minutes connecting the site to Livingston.

The majority of the site is located within 400m of this bus service. There are two existing bus stops located immediately to the north of the site on Murieston Road.

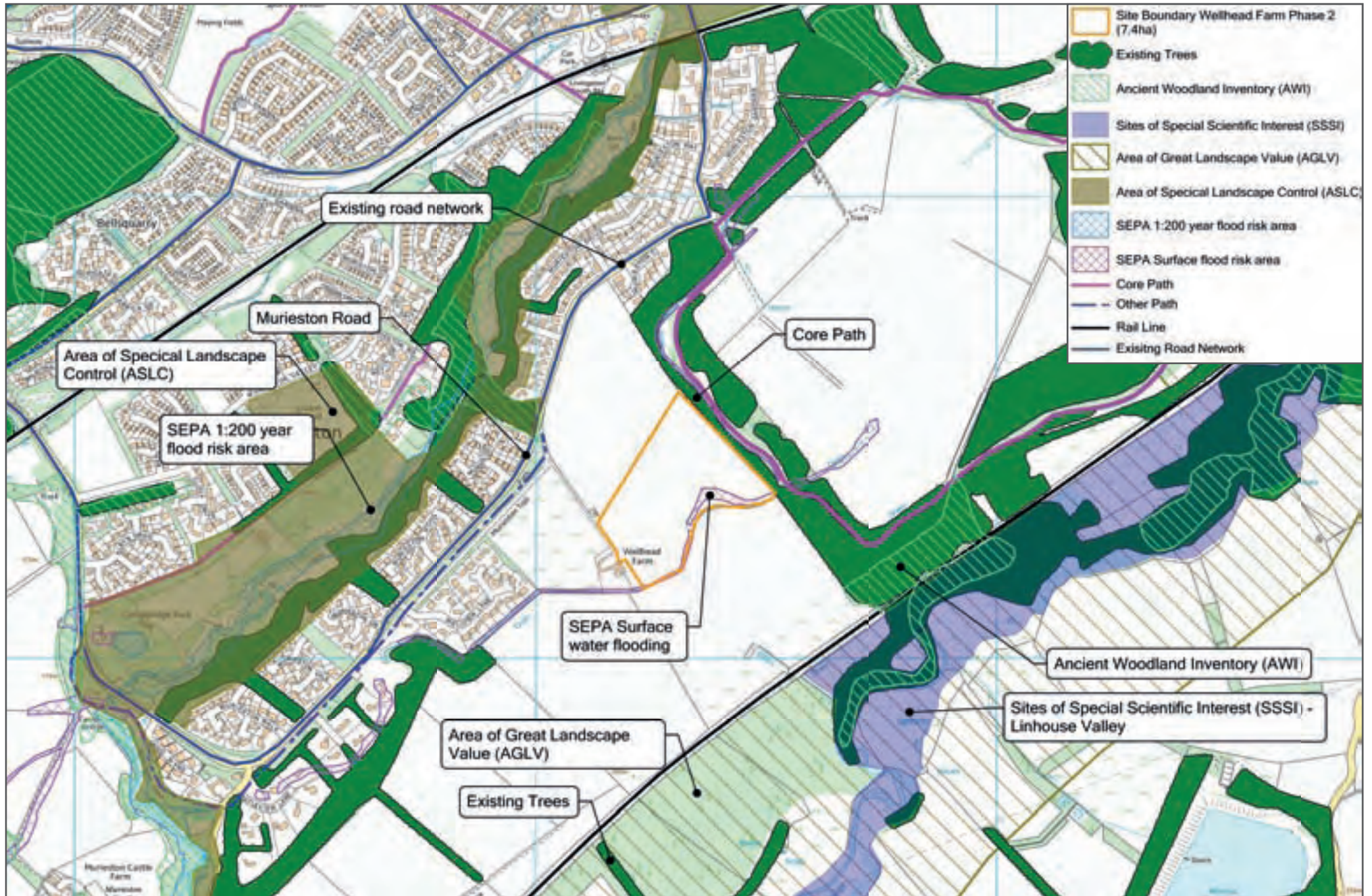
The Livingston South Rail Station is located around 700m north of the site. This provides connections to Edinburgh, Motherwell and Glasgow. This service operates around every 30 minutes.

Proximity to Services and Amenities

The site is within reasonable walking distance of a number of local services and amenities. There is a small foodstore, local shops, nursery, restaurant and dental practice located on Murieston East Road approximately 700m north of the site.

The site is within the catchment area for Williamston Primary School, which is located around 1,200m north of the site. The site is within the catchment area for James Young High School, which is located approximately 1,800m north of the site.

For denominational schooling, the site is within the catchment areas for St. Ninian's Primary Roman Catholic (RC) Primary School and St. Margaret's RC Secondary School.



2. Site Appraisal

The site has been assessed with regard to the following aspects:

- Physical assets and characteristics
- Topography
- Access
- Land Quality
- Flooding
- Cultural Heritage
- Landscape Designations

Physical Assets and Characteristics

The site is well contained by existing trees to the east. The site is bounded by Phase 1 of Wellhead Farm to the north with existing residential development beyond.

Local Plan allocation HLv59 is located immediately adjacent to the west of the site. The southern boundary of the site is defined by a small burn. Open farmland lies to the south of the site with Linhouse Water beyond.

Development of this site will not adversely impact of the identity of the settlement.

Topography

The site has a slight gradient gently rising from the north east towards the south west. There are no topographical constraints to the development of this site.

Access

The site can be accessed from through Wellhead Farm Phase 1 from Murieston Road at two points and it is proposed to adopt a new priority junction.

Pedestrian access is available onto Murieston Road through Phase 1, giving access to the surrounding urban areas beyond.

There are existing connections to a Core Path east of the site which connects the site to the Almondell and Calder Wood Country Park.

Land Quality

The majority of the site is not located on prime quality land as confirmed in the Macaulay Land Capability for Agriculture Mapping. Only a small area of land within the site is referred to as 3₁ quality land (0.74ha or 10%).

Flooding

A minor watercourse is located on southern boundary of the site. The SEPA flood risk map indicates that the site is not located in an area at risk of fluvial flooding. Any surface water flooding will be appropriately managed.

Cultural Heritage

There are no CANMORE listings on the site. An archaeological evaluation was carried out for adjacent Local Plan allocation HLv59 as part of a planning application. This confirmed no archeological features of significance.

Landscape Designations

The site is not located within an Area of Great landscape Value (AGLV). Almond and Linhouse valleys AGLV is located 350m south of the site. An area of Special Landscape Control is located 300m north of the site. There is, for the most part, housing units dividing this designation from the site. Development of the site will not impact on this designation.

A SSSI is located 350m south of the site. This SSSI designation abuts the existing electrified railway line which is located between the site and the SSSI. Development of this site will not affect this designation.

There are no landscape designations which affect the site.

SEA Site assessment – Wellhead Farm Phase 2

Site Ref	Site Name	Promoter	Air			Biodiversity			Climatic Factors		Cultural Heritage					Landscape & Townscape			Material Assets			P&H	Soil	Water		
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
EOI-0051	Wellhead Farm	Wallace Land	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	/	X	X	X	?	✓	WLC Assessment	
EOI-0051	Wellhead Farm	Wallace Land	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	/	X	✓	✓	✓	✓	Geddes Consulting Assessment	

Scoring Justification for Pumpherston Farm against SEA Factors

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape & Townscape	Material Assets	Population and Health	Soil	Water
<p>1.Avoid AQMAs: The site is not located within an Air Quality Management Area</p> <p>2.Good proximity to jobs / services: All new homes will be within reasonable walking distance of a number of amenities including a primary school, food store and other local shops.</p> <p>3.Good access to existing or proposed public transport: The majority of new homes will be within easy walking distance (400m) of existing bus stops located Murieston Road.</p> <p>All new homes will also be within reasonable walking distance (1600m) of Livingston South train station.</p>	<p>4.Avoid adverse affect on designated international nature conservation sites: There is a SSSI located south of the railway line, approx 350m south of the site. Development of this site will not affect this designation.</p> <p>5.Avoid significant effect on designated national/ regional / local biodiversity sites & ancient woodland: There is an area of Ancient Woodland approx 250m south of the site, on which the development will have no adverse impact.</p> <p>6.Avoid adverse direct impact on species / habitats or makes positive contribution to emerging green network: The proposed SUDS and open space strategy will improve and enhance the biodiversity of the site linking in with the existing greenspace network to east of the site. Garden areas will also enhance biodiversity within the site.</p>	<p>7.Occupy a relatively efficient location in terms of energy consumption: The site is located close to existing bus services and within reasonable walking distance of Livingston South train station and services and amenities, reducing the need for car journeys.</p> <p>8.Occupy a location at risk of increased flooding or instability due to climate change: The SEPA flood risk map indicates that the southern part of the site may be subject to pluvial flooding. This would be addressed in the drainage strategy for the site.</p>	<p>9.Avoid adverse effects on listed buildings: Murieston House and bridge which are Category B listed are located 450m north west of the site. Development of this site will not adversely impact the setting of these Listed Buildings.</p> <p>10.Avoid adverse impacts on Scheduled Ancient Monuments: There are no SAMs within or close to the site.</p> <p>11.Avoid adverse impact on locally important archaeological sites: There are no CANMORE or woSAS listings on the site. An archaeological evaluation was carried out for site Hlv59 to the west of the site, which revealed no material of significance.</p> <p>12.Avoid adverse effects on Gardens and Designed Landscapes: There are no Gardens or Designed Landscapes within the vicinity of the site.</p> <p>13.Avoid adverse effects on Conservation Areas & or other areas of architectural historic or townscape interest. The site is not located within a Conservation Area.</p>	<p>14.Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control: The site is not located within an AGLV. Almond and Linhouse Valleys AGLV is located approx 300m south of the site. An area of Special Landscape Control is located north west of the site along the Murieston Water. Development of the site will not impact on this designation.</p> <p>15.Avoid conspicuous locations that require extensive landscape / structural planting: The site is well contained by existing trees to the east and residential development to the north and west.</p> <p>16.Avoid loss of / adverse effects on public open space/ improve open space provision (quantity / quality): The proposal includes public open space through the middle of the site, increasing the quantity of publicly accessible open space in the area.</p>	<p>17.Avoid loss of land important to avoidance of coalescence / preservation of settlement identity: The site is located within the Countryside Belt.</p> <p>There are existing residential areas to the west and north of the site. Existing woodland lies to the east of the site. To the south of the site is open farmland.</p> <p>Development of this site will not adversely impact of the identity of the settlement, and a substantial buffer will be retained between the settlement and the railway line to the south.</p> <p>18.Safeguard mineral resources from sterilisation: The site is not within an Area of Search for opencasting as currently identified in the WLLP.</p> <p>19.Minimise use of Greenfield Land: The site is currently used for agriculture and is Greenfield land.</p>	<p>20.Avoid co-location of sensitive development with industrial facilities / economic allocations: Wallace Land has prepared a Development Framework for this site.</p> <p>This Development Framework illustrates the substantial landscape buffer (100m) between the areas allocated for housing and economic development.</p> <p>The location of housing and economic development as proposed in the development strategy is mutually compatible. The economic development will not adversely affect the amenity of the residential development.</p>	<p>21.Avoid loss of prime quality agricultural land and peatland: The majority of the site is not located on prime agricultural land as confirmed in the Macaulay Land Capability for Agriculture Mapping. A very small area of the site is class 3₁.</p> <p>British Geological Mapping indicates that the site is not located in an area of peatland. The proposal will therefore have no impact on the loss of agricultural land or peatland</p>	<p>22.Maintain status of baseline water bodies: SUDS will be incorporated as part of the overall greenspace framework for the site.</p> <p>The SUDS strategy will ensure that there is no degradation of the existing water quality.</p> <p>23.Minimise flood risk (on site or elsewhere): The SEPA flood risk map indicates that the site is not located in an area at risk of fluvial flooding, although a small part of the site may be subject to pluvial flooding.</p> <p>The SUDS strategy for the site will ensure that surface water runoff is maintained at Greenfield levels.</p>

Note: Assessment informed by scoring by Council for similar greenfield sites in West Lothian Local Development Plan Strategic Environmental Assessment Environmental Report

3. SEA Site Appraisal

The Council has included Wellhead Farm Phase 1 in the MIR as a Preferred Site. The Council's Site Assessment set out in Appendix 2B of the *Environmental Report*. This assessment includes the Preferred Site and further land to the south, including Wellhead Farm Phase 2.

An reassessment of the land to the south of this Preferred Site has been undertaken, which is informed by a comprehensive site appraisal, further technical appraisals and applying sound place making principles which can be implemented on site.

This reassessment of the proposal against the criteria indicates that the site scores more favourably in a number of areas when compared with the Council's assessment.

This appraisal is set out on the opposite page along with justification. There are three criteria where this reassessment differs from the Council's Site Assessment.

Population and Health.

A proposed economic allocation (ELv54) is located to the east of the site. There is an existing tree belt which will act as a buffer (100m wide) between the two land uses.

Accordingly, there will be no adverse impact on the amenity of the residential development.

Soil

The Macaulay Land Capability for Agriculture Mapping indicates that the majority of the site is class 4₂ and a very small area is class 3₁ (10%). The majority of the site is therefore not classed as prime quality agricultural land.

British Geological Mapping indicates that the site is not located in an area of peatland.

Accordingly, the proposal will not impact on the loss of prime quality agricultural land or peatland.

Water

The proposal includes a SUDS strategy that will ensure no degradation of the existing water quality and surface water runoff is maintained at greenfield levels. Accordingly, the proposal has no significant adverse effects.

Conclusion

It is evident that this development opportunity is in a sustainable location which will not create an unacceptable adverse impact in terms of environmental or land use considerations.



4. Education Infrastructure

Non-denominational Infrastructure

Wellhead Farm Phase 2 is within the Williamston Primary School and James Young High School catchment areas.

Williamston Primary School has capacity for 415 pupils. The most recent recorded pupil roll for the 2013/14 session was 395 pupils, according to the Scottish Government's School Datasets. The Council's 2012 Base School Forecast projects a sustained decline in the pupil roll at Williamston Primary School.

The pupil roll is forecast to drop to 370 pupils in 2015, and 304 pupils in 2019. This means that there are forecast to be 111 spare pupil places in 2019. Using the Council's average child per house ratio of 0.3156, this equates to the pupil product from 352 homes.

There is sufficient capacity available at Williamston Primary School to accommodate pupils from the proposals for both Wellhead Farm Phase 1 and Phase 2.

Education

The Council's 2012 Base School Forecasts projects that the pupil roll at James Young High School is also forecast to decline. MIR Background Paper *Delivering Infrastructure in West Lothian* confirms that there is education infrastructure available at James Young High School.

The Council concludes that future management solutions could include an extension to provide additional accommodation if needed. The Council also considers the future possibility of a secondary school catchment area review in Livingston.

Denominational Education Infrastructure

The denominational schools for the proposal are St. Ninian's Roman Catholic (RC) Primary School and St. Margaret's RC Academy.

St. Ninian's has capacity for 387 pupils. The most recent pupil roll recorded for the 2013/14 session was 263 pupils, according to the Scottish Government's School Datasets.

The available pupil capacity for 124 pupils is equivalent to the pupil product from 1,338 new homes in the catchment area using the Council's average child per house ratio of 0.0927.

According to the Council's 2012 Base School Forecasts, the pupil roll is forecast to fall to 204 pupils by 2019. At this stage, there would be capacity for around 1,974 new homes in the catchment area using the same child per house ratio. This is significantly in excess of the scale of preferred allocations within the St. Ninian's catchment area.

It is concluded that there is adequate capacity at St. Ninian's Primary School to accommodate the proposals for both Wellhead Farm Phase 1 and Phase 2.

St. Margaret's RC Academy is currently operating in excess of its operating capacity for 1,100 pupils. The Council anticipates that the pupil roll will continue to increase in the period to 2023.

The Council has approved Supplementary Planning Guidance for developer contributions to assist with funding an extension to St. Margaret's Academy to 1,320 pupil capacity.

Wallace Land is committed to the delivery of this extension by making appropriate financial contributions.



5. Proposal

The proposal forms an attractive and logical extension to the south side of Murieston for up to 130 homes.

All of the new homes will be within a walkable distance (1,600m) of existing services and amenities including a foodstore, local shops and Livingston South train station.

The majority of new homes will be within 400m of the existing bus service which operates along Murieston Road, reducing the need for car journeys.

The proposal will meet local housing need and demand, and 25% of the development (33 homes) will be affordable housing.

The development will be accessed from two access points from Wellhead Farm Phase 1, located to the north of the site. Pedestrian connections will also be provided.

There is the potential to link to the Core Path located to the east of the site, providing connections to the wider countryside.

New homes will be set in an attractive new streetscape incorporating guidance promoted in Scottish Government's *Designing Streets* and *Designing Places*.

The urban form provides a permeable and logical layout of streets and spaces. It includes shared-surface lanes to promote priority pedestrian and cycle movement over the car.

All routes and areas of open space within the development will be overlooked, ensuring that passive surveillance from adjacent homes provides a safe environment.

Public open space is located adjacent to the minor watercourse, which forms the southern boundary of the site, creating an attractive and appropriate edge to the countryside beyond. The provision of open space will be in accordance with the Council's requirements.

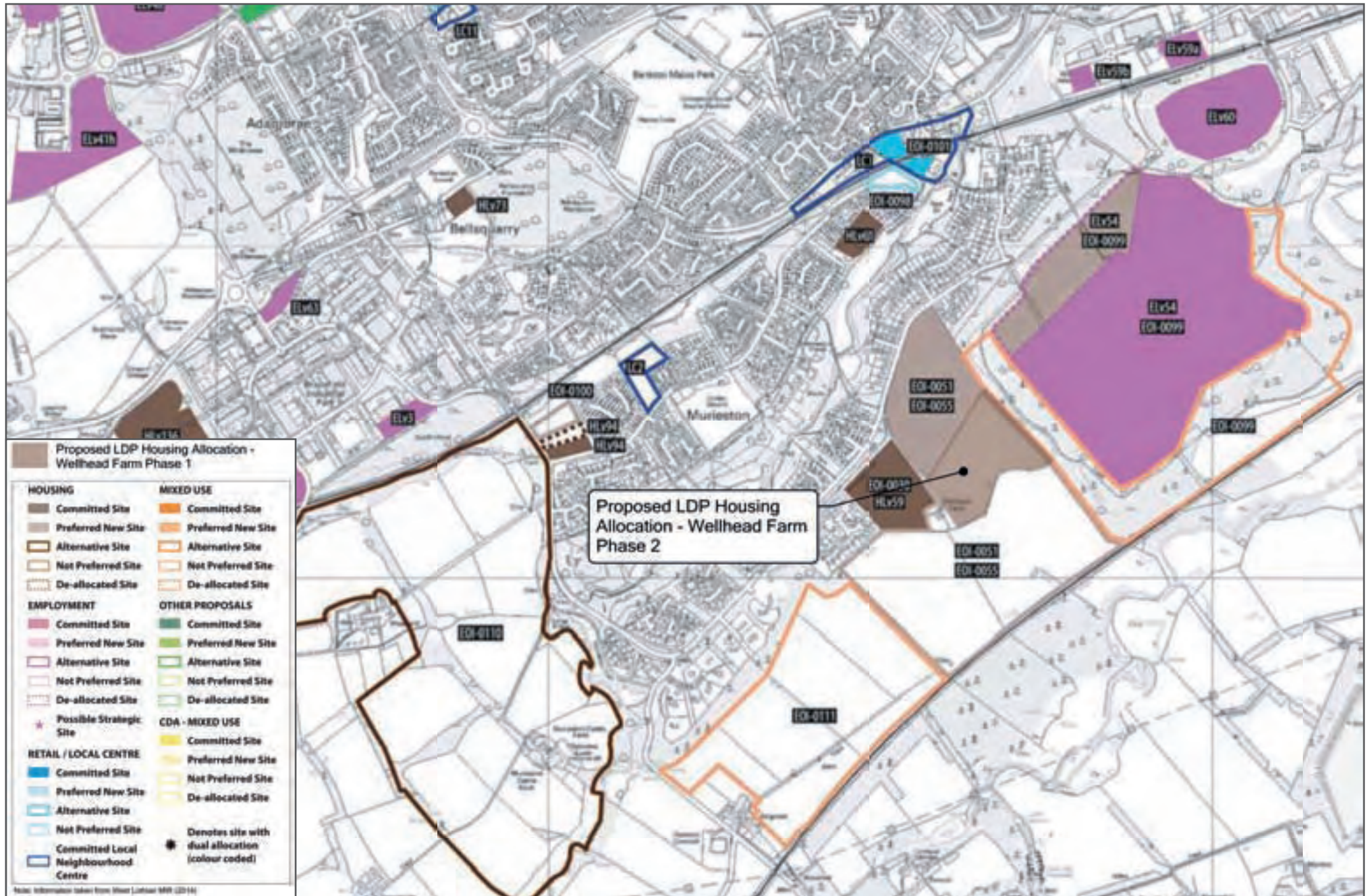
SUDS will be provided within the greenspace network. All surface water drainage will be in accordance with sustainable drainage techniques to be approved by Scottish Water and the local authority.

The scale and design of the development will ensure it can be integrated into and in keeping with the character of the local area.

The provision of a mixture of house types, streetscape, parking solutions and the integration of greenspaces will create an attractive residential development.

This site is effective and would be delivered during the LDP period up to 2024. This site would be developed over a 3 year period with 50 homes built per annum, including affordable housing.

The construction of these homes will support up to 190 direct and indirect jobs annually over this 3 year period.



6. Recommendation for Proposed Plan

Recommendation for Proposed Plan

Wallace Land recommends that the Council allocates an additional site at Wellhead Farm (EOI-0051 and EOI-0055) at Murieston, Livingston for up to 130 homes in the Proposed Plan.

The site is a further phase of the land already identified as a Preferred Site in the MIR - Wellhead Farm Phase 1. Phase 2 can commence development during the construction period of Phase 1.

The site is effective and all of the homes can be built during the LDP period to 2024. This is demonstrated in the *Statement of Site Effectiveness*. The site can fund developer contributions to augment infrastructure needs as required such as education.

This proposal will add up to a further 130 completions to help meet the housing land requirement over the plan period and assist the Council maintain a 5 year effective housing land supply at all times.

Allocation of this site in the Proposed Plan for up to 130 homes is in accord with the development strategy set out in the MIR as well as requirements of SESplan and SPP.

This site is Phase 2 of a larger development at Wellhead Farm being promoted by Wallace Land.

Benefits of the Proposal

The proposal delivers the following:

- Up to 130 homes including 33 affordable homes;
- Extends Livingston in a location which is sustainable, supporting the Council's preferred development strategy;
- Enhances local biodiversity;
- Supports up to 190 direct and indirect jobs annually over its 3 year development period.

The allocation of this site in the Proposed Plan will be in keeping with the character of the surrounding urban and local area.

Joint Development Framework

The Council proposes to allocate part of Linhouse single user site for housing (EOI-0099) for 250 homes. Wallace Land supports this allocation.

The Council has concluded that Wellhead Farm Phase 1 (EOI-0051/EOI-0055) *is ...a preferred site (in part) with a development framework to be prepared in conjunction with EOI-00099/ELv54.*

EOI-0099 is currently part of the designated area for employment use at Linhouse (Proposal ELv54).

Wallace Land has prepared a Joint Development Framework (refer to the separate Representation prepared by Wallace Land) as required by the MIR for both Wellhead Farm Phase 1 and Linhouse.

The Joint Development Framework confirms that a joint approach to master planning is unnecessary as both sites can be delivered independently.

This confirms that Linhouse occupies an area of 8.3 ha and not 9.1 ha as stated in the MIR. By adopting the Council's materplanning requirements the site is only capable of accommodating around 150 homes and not 250 homes. This capacity is based on a site density of 25 homes per net hectare.

The Council will need to determine how to replace this shortfall of 100 homes at Murieston.

The Council's assessment of the Alternative Site at Murieston Castle Farm (EOI-0110) concluded that it *...does not relate well the existing built up area and ...loss of this land [for housing] would have significant impact [on the landscape visually].* The Council's Site Assessment identifies many significant adverse impacts when compared with Wellhead Farm.

Additional housing at Wellhead Farm Phase 2 in should be supported by the Council to meet its housing land requirement.

Revision	Status	Prepared	Approved	Date
1.0	Draft for Comment	Stuart Salter	Bob Salter	13/10/14
2.0	Final	Shaun Doherty	Stuart Salter	17/10/14

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Wellhead Farm Phase 3 Representation to West Lothian Main Issues Report

The Proposal

This proposal forms an attractive and logical extension to the proposals for Wellhead Farm Phase 1 and 2 in the south of Livingston. Wellhead Farm Phase 3 can accommodate up to 400 homes plus a neighbourhood centre incorporating a new primary school if required.

All of the new homes at Wellhead Farm Phase 1 and 2 will be within a 10 minute walk (800m) of the new neighbourhood centre.

Access will be provided to Murieston Road via Phase 1 and Phase 2. This access arrangement to the development can accommodate a bus service as a looped street ensuring that all new homes have easy access to public transport, reducing the need for car journeys.

The proposal will meet local housing need and demand, and 25% of the development (100 homes) will be affordable housing.

New homes will be set in an attractive new streetscape incorporating guidance promoted in Scottish Government's *Designing Streets* and *Designing Places*.

A major area of openspace will be provided on both sides of the un-named burn. All areas of open space and areas of equipped play within the development will be overlooked, ensuring that passive surveillance from adjacent homes provides a safe environment.

A tree belt is proposed along the southern boundary of the site to create an appropriate buffer to the railway line to the south to maintain residential amenity. This will also ensure there will be no breach of the skyline when the development is viewed from the north.

SUDS will be provided within the greenspace network. All surface water drainage will be in accordance with sustainable drainage requirements to be approved by Scottish Water and the local authority.

The provision of a mixture of house types, streetscape, parking solutions and the integration of greenspaces will create an attractive residential development.

Recommendations

This site is Phase 3 of a larger development at Wellhead Farm being promoted by Wallace Land.

Wallace Land recommends that the Council allocates an additional site at Wellhead Farm (EOI-0051 and EOI-0055) at Murieston, Livingston for up to 400 homes in the Proposed Plan.

The site is a further phase of the land already identified as a Preferred Site in the MIR (Wellhead Farm Phase 1).

The site is effective and homes can be built during the later LDP period to 2024. The site can fund developer contributions to augment infrastructure needs as required such as education. This proposal will add further completions to help meet the housing land requirement over the plan period.

Allocation of this site in the Proposed Plan for up to 400 homes is in accord with the development strategy set out in the MIR as well as requirements of SESplan and SPP.

The Council's assessment of the Alternative Site at Murieston Castle Farm (EOI-0110) concluded that it *...does not relate well the existing built up area and ...loss of this land [for housing] would have significant impact [on the landscape visually]*. The Council's Site Assessment identifies many significant adverse impacts when compared with Wellhead Farm.

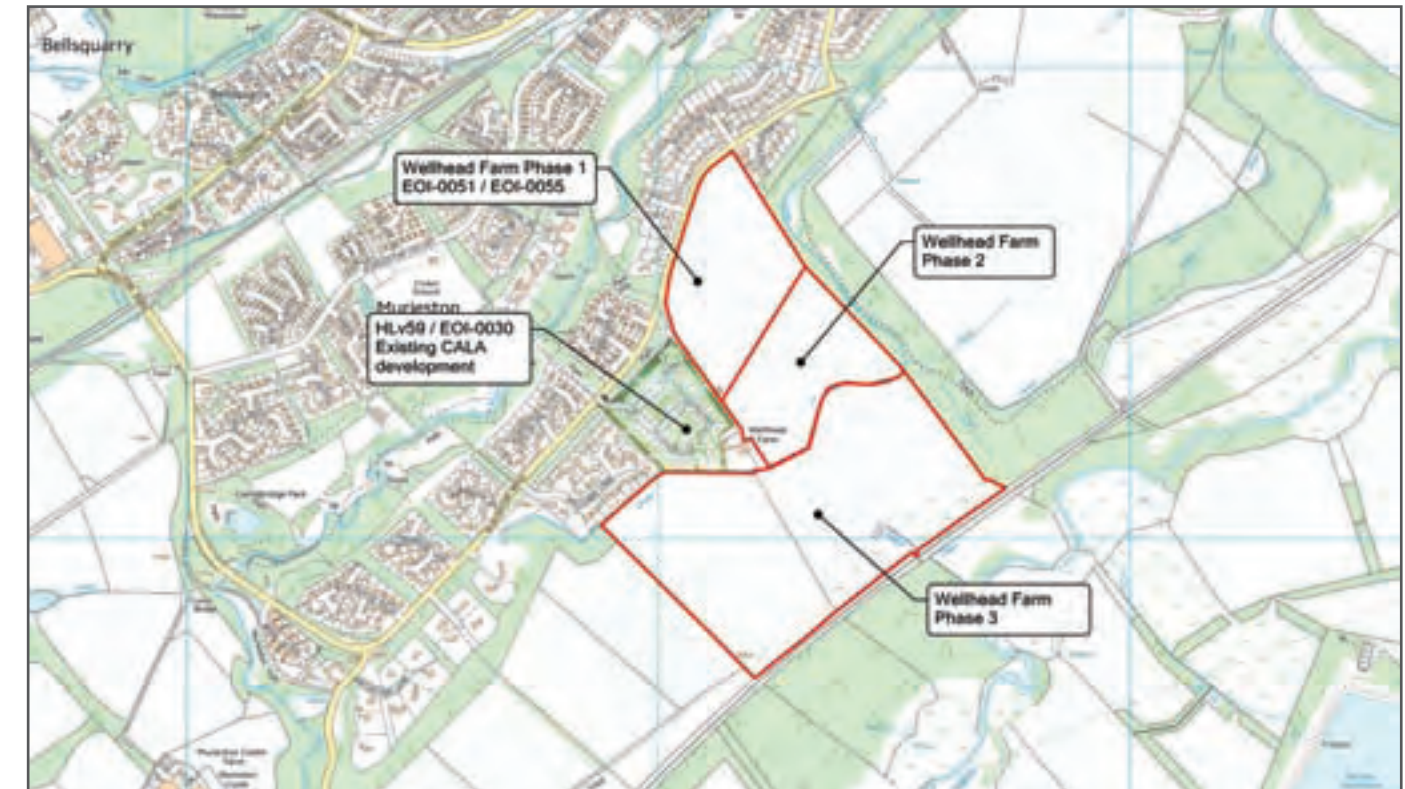
Additional housing at Wellhead Farm should be supported by the Council to meet its housing land requirement.

Benefits of the Proposal

The proposal delivers the following:

- Up to 400 homes including 100 affordable homes;
- Neighbourhood Centre incorporating a new primary school if required;
- Extends Livingston in a location which is sustainable, supporting the Council's preferred development strategy for development in Livingston;
- There is potential to extend the site to meet the requirements of the local community towards Balgreen Farm (EOI-0111);
- Enhances local biodiversity; and
- Supports 50 homes built annually and up to 190 direct and indirect jobs annually over its development period.

The allocation of this site in the Proposed Plan will be in keeping with the character of the surrounding urban and local area. It has no significant adverse impacts compared Murieston Castle Farm (EOI-0110).



Introduction

Wallace Land Investment & Management (Wallace Land) controls 43ha of land at Wellhead Farm in Murieston, Livingston. Representation EOI-0055 covered an area of 20 ha for mixed use development (primarily residential) and Representation EOI-0051 covered a smaller area of 4.2 ha for 60 homes. Both of these Representations were made by Wallace Land and the land owners at the Expression of Interest stage of the emerging LDP.

8.7 ha of this land (EOI-0051 and EOI-0055) has now been identified as a Preferred Site for 100 homes in the Main Issues Report (MIR) but is capable of accommodating up to 150 homes. An area to the south of the Preferred Site (Wellhead Farm Phase 2) is subject to a separate Representation to the MIR for up to 130 homes.

The remainder of the land controlled by Wallace Land (Wellhead Farm Phase 3) extends to 25.8 ha and is capable of accommodating up to 400 homes plus a neighbourhood centre.

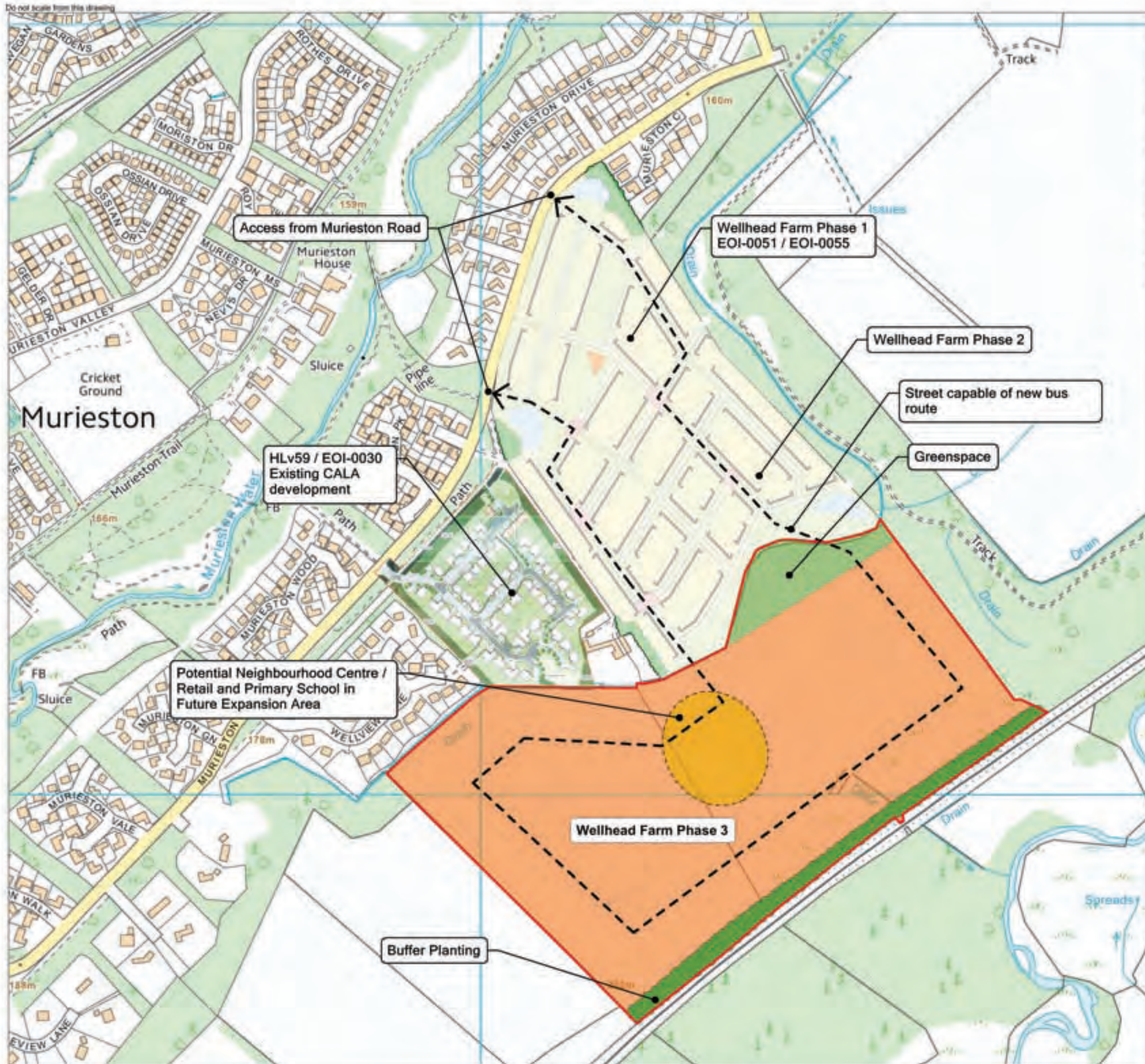
An *Assessment of the Housing Supply* has been prepared to assess the Preferred Strategy, set out in Main Issue 3. This Assessment confirms that the Preferred Strategy does not meet its housing land requirement in full.

Phase 3 can accommodate up to 400 homes including a neighbourhood centre, which could incorporate a new primary school if required. It is an effective site and can contribute to West Lothian's sustainable growth, starting in the later plan period - 2019 to 2024.

Phase 3 is in a sustainable location. The proposed development at Wellhead Farm is on the urban edge of Livingston, with convenient access onto the M8, A71 and the Edinburgh - Glasgow Central Railway. Development in sustainable locations within the West Lothian Strategic Development Area (SDA) such as Wellhead Farm Phase 3 is supported by SESplan.

The Council's Site Assessment of the Alternative Site at Murieston Castle Farm (EOI-0110) concluded that it Assessment identifies many significant adverse impacts when compared with Wellhead Farm.

Wellhead Farm presents a more sustainable development option to all other alternatives in the Murieston area. The release of additional housing in primary market locations, such as Murieston, will not threaten established sites already under construction.



Wellhead Farm, Phase 3

WALLACELAND
INVESTMENT & MANAGEMENT

Drawing No. 14011-MP-P009
Indicative Development Framework -
Wellhead Farm Phase 3

- Site Boundary Wellhead Farm Phase 3 (25.8ha)
- Site Boundary Wellhead Farm Phase 3 (22.8ha)
22.8 x 0.7 x 25dph = 400 Homes
- Area for Neighbourhood Centre/ Retail and School (3.0ha)
- Greenspace
- Buffer planting
- Street capable of accommodating new bus route

Rev - (10, 10 14) Drawn: SD - Checked: BS

Status:
scale 1:5,000 @ A3

0 50m 100m 250m

N

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